

MINUTES of the meeting of Southern Area Planning Sub-Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday, 12th April, 2006 at 2.00 p.m.

Present: Councillor P.G. Turpin (Chairman)

Councillors: H. Bramer, N.J.J. Davies, Mrs. C.J. Davis, G.W. Davis, J.W. Edwards, Mrs. A.E. Gray, Mrs. J.A. Hyde, G. Lucas, D.C. Taylor and J.B. Williams

In attendance: Councillors P.J. Edwards (ex-officio) and T.W. Hunt (ex-officio)

131. ELECTION OF CHAIRMAN

Councillor P.G. Turpin was elected as the Chairman of the Southern Area Planning Sub-Committee for the duration of the current cycle.

132. RESIGNATION OF CHAIRMAN

It was noted that Councillor Mrs. R.F. Lincoln, the Chairman, had resigned from the Council due to ill health.

Councillor P.G. Turpin, the Members, and the Officers of the Southern Area Planning Sub-Committee paid tribute to the former Chairman, Councillor Mrs. R.F. Lincoln, and sent their best wishes to her, and her family.

133. APOLOGIES FOR ABSENCE

Apologies were received from Councillor M.R. Cunningham.

134. DECLARATIONS OF INTEREST

The following declarations of interest were made:-

Councillors	Item	Interest
H. Bramer and G. Lucas	Item 7 – (DCSE2006/0686/F – Halcyon Daze, 4 George Place, Gloucester Road, Ross-on-Wye, Herefordshire, HR9 5BS) Change of use from A1 to A3.	Both Members declared a prejudicial interest and left the meeting for the duration of the item.

135. MINUTES

RESOLVED: That the Minutes of the meeting held on 15th March, 2006 be approved as a correct record and signed by the Chairman.

136. ITEM FOR INFORMATION - APPEALS

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

137. DCSE2006/0686/F - HALCYON DAZE, 4 GEORGE PLACE, GLOUCESTER ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5BS. (AGENDA ITEM 7)

Change of use from A1 to A3.

Councillor Mrs. A.E. Gray, one of the Local Ward members, felt that there were already too many food outlets in the vicinity. She felt that a further food outlet would not be sustainable.

In response to a question, the Principal Planning Officer confirmed that the opening hours would be covered by conditions.

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 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. E04 (Restriction on hours of opening (restaurants and hot food takeaways))

Reason: To safeguard the amenities of the locality.

3. A11 (Change of use only details required of any alterations)

Reason: To define the terms under which permission for change of use is granted.

4. F37 (Scheme of odour and fume control)

Reason: In order to ensure that fumes and odours are properly discharged and in the interests of the amenities of residential property in the locality.

Informative:**1. N15 - Reason(s) for the Grant of Planning Permission****138. DCSE2006/0179/O - LAND ADJACENT TO MOORCROFT, GORSLEY, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7SJ. (AGENDA ITEM 8)**

Site for erection of detached dwelling with double garage.

Councillor H. Bramer, the Local Ward Member, noted the concerns of the Parish Council but felt that the application should be approved as the site fell within the settlement boundary.

RESOLVED

That planning permission be granted subject to the following conditions:

1. A02 (Time limit for submission of reserved matters (outline permission))

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

2. A03 (Time limit for commencement (outline permission))

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

3. A04 (Approval of reserved matters)

Reason: To enable the local planning authority to exercise proper control over these aspects of the development.

4. A05 (Plans and particulars of reserved matters)

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

5. A09 (Amended plans)

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

6. Prior to the commencement of development, details of the disposal of surface water and foul sewerage shall be submitted to and approved in writing by the local planning authority and the works shall only be carried out in accordance with those details.

Reason: To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

7. H05 (Access gates)

Reason: In the interests of highway safety.

8. H12 (Parking and turning – single house)

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

Informatives:

1. HN01 (Mud on highway)

2. HN05 (Works within the highway)

3. HN10 (No drainage to discharge to highway)

4. **HN22 (Works adjoining highway)**
5. **N15 - Reason(s) for the Grant of Planning Permission.**

139. DCSW2006/0537/F - LITTLE LLANAFON FARM, DORSTONE, HEREFORD, HEREFORDSHIRE, HR3 6AT. (AGENDA ITEM 9)

Replacement of existing corrugated sheet barn with a new building to provide garage, domestic workshop, mower store, wc's and storage.

The Principal Planning Officer reported the receipt of a further letter from the applicant in response to the comments from the Parish Council.

In accordance with the criteria for Public Speaking, Mr. Gibbins, the applicant, spoke in support of the application.

Councillor N.J. Davies, the Local Ward Member, felt that granting the application would be beneficial to the area and that it would not result in an increase in traffic.

RESOLVED:

That planning permission be granted subject to the following conditions:

1. **A01 (Time limit for commencement (full permission))**
Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
2. **A07 (Development in accordance with approved plans)**
Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.
3. **B01 (Samples of external materials)**
Reason: To ensure that the materials harmonise with the surroundings.
4. **E18 (No new windows in specified elevation)**
Reason: In order to protect the residential amenity of adjacent properties.
5. **E08 (Domestic use only of garage)**
Reason: To ensure that the garage is used only for the purposes ancillary to the dwelling.

Informative:

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

140. DCSE2006/0460/F - EASTVIEW, BROMSASH, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7PN. (AGENDA ITEM 10)

Conversion of garage to holiday accommodation, new garage/access and turning.

Councillor H. Bramer, the Local Ward Member, noted the concerns of the Parish

Council but felt that the application should be approved.

RESOLVED:

That planning permission be granted subject to the following conditions:

1. A01 (Time limit for commencement (full permission))

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. A06 (Development in accordance with approved plans)

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

3. B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

4. E09 (No conversion of garage to habitable accommodation)

Reason: To ensure adequate off street parking arrangements remain available at all times.

5. E15 (Restriction on separate sale)

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

6. E06 (Restriction on Use)

Reason: The local planning authority wish to control the specific use of the land/premises, in the interest of local amenity.

Informative:

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

141. DCSE2006/0637/O - PLOT IN GARDEN OF BALLARD LODGE, 39 EASTFIELD ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5JZ. (AGENDA ITEM 11)

Erection of a dwelling.

The Principal Planning Officer advised Members that clarification had been requested regarding the objection raised by Welsh Water. She advised the Committee that if confirmation of Welsh Water's objection was received within the statutory time for representations, a further reason for refusal, regarding drainage, would be added to the recommendation.

The Principal Planning Officer requested that the recommendation be amended to allow the planning department delegated powers to refuse the application once the statutory time for representation had passed.

In accordance with the criteria for Public Speaking, Mr. Goldsworthy, the Applicant's Agent, spoke in support of the application.

Councillor Mrs. A.E. Gray, one of the Local Ward Members, sympathised with the applicants as planning permission had been granted 17 years ago but had now expired.

Councillor Mrs. C.J. Davis, the other Local Ward Member, felt that the application should be approved. She felt that the visibility splays could be achieved and that the only dwelling to be affected by loss of light would be the property owned by the applicants.

Members discussed the application and felt that the access would be very close to a busy junction.

RESOLVED:

That subject to no further objections raising additional material planning considerations being received by the Planning Department by the end of the consultation period, the Officers named in the Scheme of Delegation to Officers be authorised to refuse the application subject to the reasons for refusal set out below, and any other reasons for refusal felt to be necessary by Officers.

- 1. Having regard to Policies GD.1, C.22 and C.23 within Part 1 of the South Herefordshire District Local Plan and Policy 3 within Part 3 of the South Herefordshire District Local Plan a proposed dwelling on this site is considered to be an unacceptable form of development.**

The erection of a dwelling, due to its position and the creation of a vehicular access, would appear both prominent and intrusive in the street scene of Walford Road and would adversely affect the character of the adjacent Conservation Area. In addition, it is likely that the erection of a dwelling would have an adverse impact on the amenity of the adjoining dwelling.

The meeting ended at 2.48 p.m.

CHAIRMAN