

MINUTES of the meeting of Northern Area Planning Sub-Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday, 19th April, 2006 at 2.00 p.m.

Present: Councillor J.W. Hope MBE (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, J.H.R. Goodwin, P.E. Harling, B. Hunt, T.W. Hunt, T.M. James, R.M. Manning, R. Mills, D.W. Rule MBE, R.V. Stockton, J. Stone and J.P. Thomas

231. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs. J.P. French, Brig. P. Jones CBE and R.J. Phillips.

232. DECLARATIONS OF INTEREST

The following declarations of interests were made:-

Councillor	Item	Interest
BF Ashton PE Harling	Agenda Item 6, Minute 236 DCNE2006/0353/F - proposed two storey rear extension at Beulah, Belle Orchard, Ledbury, Herefordshire, HR8 1DD	Declared a prejudicial interest and left the meeting for the duration of this item. Declared a Personal interest and remained in the meeting.
W.L.S. Bowen B Hunt J.P. Thomas	Agenda Item 8, Minute 238 DCNC2006/0612/F - New Police Station building with custodial suite, associated parking and landscaping works at Plot 13, Leominster Enterprise Park, Leominster, Herefordshire	Declared a Personal interest and remained in the meeting.

233. MINUTES

RESOLVED:

That the Minutes of the meeting held on 22nd March, 2006 be approved as a correct record and signed by the Chairman, subject to the inclusion of the

names of Councillors RBA Burke and R Mills in Minute 216 (Apologies for absence)

234. ITEM FOR INFORMATION - APPEALS

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

235. APPLICATIONS RECEIVED

The Sub-Committee considered the following planning applications received for the northern area of Herefordshire and authorised the Development Control Manager to impose any additional or varied conditions and reasons considered to be necessary.

236. DCNE2006/0353/F - PROPOSED TWO STOREY REAR EXTENSION AT BEULAH, BELLE ORCHARD, LEDBURY, HEREFORDSHIRE, HR8 1DD

In accordance with the criteria for public speaking, Mr. Francis of Ledbury Town Council spoke in objection to the application.

Having discussed the details of the application, the Sub-Committee decided that approval could be granted provided that the building materials for the extension tied in with the existing brickwork and slate roof.

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 - A09 (Amended plans)

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

3 - B01 (Samples of external materials)

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

4 - E19 (Obscure glazing to windows)

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

5 - F16 (Restriction of hours during construction)

Reason: To protect the amenity of local residents.

Informative:

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

237. DCNE2006/0532/F - FORMATION OF PROJECTING BAYS IN GARAGE DOOR OPENINGS, PLOT 1&2. ERECTION OF DETACHED DOUBLE GARAGE FOR PLOTS 1 & 2. VARIATION OF CONDITION 7. PP NE2003/3874/F TO ALLOW TWO PARKING SPACES INSTEAD OF 3 AT OAK TREE COTTAGE, WELLINGTON HEATH, LEDBURY, HEREFORDSHIRE, HR8 1NA

The Planning Officer reported on the receipt of a letter from the developer outlining revised arrangements for the provision of access to the proposed properties.

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 - B01 (Samples of external materials)

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

Informative:

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

238. DCNC2006/0612/F - NEW POLICE STATION BUILDING WITH CUSTODIAL SUITE, ASSOCIATED PARKING AND LANDSCAPING WORKS AT PLOT 13, LEOMINSTER ENTERPRISE PARK, LEOMINSTER, HEREFORDSHIRE

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 - A09 (Amended plans)

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

- 3 - B01 (Samples of external materials)

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

- 4 - G04 (Landscaping scheme (general))

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

- 5 - G05 (Implementation of landscaping scheme (general))

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

6 - H30 (Travel plans)

Reason: In order to ensure that the development is carried out in combination with a scheme aimed at promoting the use of a range of sustainable transport initiatives.

Informatives:

1 - HN25 - Travel plans

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

239. DCNC2006/0634/A & DCNC2006/0633/L - PROPOSED 3 FASCIA AND 2 PROJECTING SIGNS AT 1-3, SOUTH STREET, LEOMINSTER, HEREFORDSHIRE, HR6 8JA

Councillor JP Thomas one of the Local Ward Members had some concerns about the size, location and design of the proposed hanging sign. He felt that there was a danger it could obstruct high-sided delivery vehicles and that it may project beyond the kerb. He was also concerned that the design and composition of the sign might detract from the Conservation Area. It was therefore important for all the relevant details to be received about the sign before it could be approved.

RESOLVED**DCNC2006/0634/A**

That advertisement consent be granted subject to the following conditions in consultation with the Local Ward Members and the Transportation Manager:

1 - I01 (Time limit on consent)

Reason: In the interests of the visual amenity of the area.

2 - H23 (Canopies/signs/projections over the highway)

Reason: In the interests of highway safety.

DCNC2006/0633/L

That listed building consent be granted subject to the following condition in consultation with the Local Ward Members and the Transportation Manager:

1 - C01 (Time limit for commencement (LBC))

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

Informative:

1. N15 (Reason for LBC)

240. DCNW2006/0280/F & DCNC2006/0281/L - PROPOSED NEW MULTI-PURPOSE ROOM AND PORCH WITH DISABLED ACCESS, INTERNAL ALTERATIONS AND DEMOLITION OF REDUNDANT SHEDS AT FRIENDS MEETING HOUSE, ALMELEY, WOOTTON, HEREFORD, HEREFORDSHIRE, HR3 6PY

In accordance with the criteria for public speaking, Mr. Beresford spoke in objection to the application.

RESOLVED

DCNW2006/0280/F

Subject to the Secretary of State confirming that he does not intend to call in the Listed Building Consent, Planning Permission be granted subject to the following conditions and any 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 - H29 (Secure cycle parking provision)

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.

5 - G01 (Details of boundary treatments)

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

DCNW2006/0281/L

That:

- i) The application is notified to the Secretary of State – Office of the Deputy Prime Minister.**
- ii) Subject to the Secretary of State confirming that he does not intend to call it in, Listed Building Consent be granted subject to the following conditions and any conditions considered necessary by Officers.**

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

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

2 - 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.

Informatives:**1 - N15 - Reason(s) for the Grant of PP/LBC/CAC****241. DCNW2006/0543/F - RETROSPECTIVE APPLICATION FOR A LOWER GROUND FLOOR STORE & DCNW2006/0546L - RETROSPECTIVE APPLICATION FOR WORKS CARRIED OUT BOTH INTERNALLY AT THE MILL COTTAGE, PAYTOE, LEINTWARDINE, HEREFORDSHIRE, SY7 ONB**

In accordance with the criteria for public speaking, Mr. Challis spoke in objection to the application and Mr Hughes the applicant's Agent spoke in favour.

The receipt of two letters of objection was reported. The Development Control Manager said that in response from an objection received from English Heritage, the applicant had withdrawn the boundary fence element from the application. The application therefore sought retrospective planning consent for a lower ground floor store and retrospective listed building consent for works carried out internally at Mill Cottage.

Councillor Mrs LO Barnett the Local Ward Member had a number of reservations about the applications and suggested that consideration of the application should be deferred to enable all the facts to be presented to the Sub-Committee. She was also concerned at the extent of work undertaken without the owner first having obtained the necessary consent. The Development Control Manager said that following negotiations with the applicant, the stage had been reached where the work carried out on the listed building was acceptable to English Heritage and to the Conservation Officer.

The Sub-Committee had a number of concerns about the applications and explored the legal powers that were available to it and noted the advice of the Officers. The concerns raised by an objector needed to be clarified and the Sub-Committee decided that it needed to know all the facts before an informed decision could be made.

RESOLVED

That consideration of the application be deferred for further clarification about the application and its background.

242. DCNW2006/0588/F & DCNW2006/0589/L - NEW VEHICULAR ACCESS AT RUSCOTE, EARDISLAND, LEOMINSTER, HEREFORDSHIRE, HR6 9BE

Councillor JHR Goodwin the Local Ward Member expressed support for the application, feeling that the proposal would not detract from the Listed Building. He noted that the Transportation Manager had no objections to the application on highway safety grounds and pointed out that a similar application had previously

been granted in Pembridge. Councillor WLS Bowen noted that little had changed since the previous refusal in 2005 and supported the views of the Officers that the proposal would adversely affect the Listed Building. Notwithstanding the views of the Officers, the Sub-Committee was in favour of the application.

RESOLVED:

- That (i) The Northern Area Planning Sub-Committee is minded to approve the applications subject to the conditions felt to be necessary by the Development Control Manager, provided that the Development Control Manager does not refer the application to the Planning Committee.**
- (ii) If the Development Control Manager does not refer the application to the Planning Committee, Officers named in the Scheme of Delegation to Officers be instructed to approve the application subject to such conditions referred to above.**

[Note: Following the vote on this application, the Development Control Manager advised that he would not refer the application to the Planning Committee.]

- 243. DCNW2006/0583/F - AMALGAMATION OF EXISTING CARAVAN SITE TO PROVIDE 25 CARAVANS AND 18 TENT PITCHES ACROSS TWO SITES, EXTENSION AND UPGRADING OF WASHROOMS TO INCLUDE FORMER WORKSHOP AREA, CHANGE OF USE OF BARN TO OFFICE FOR PLANT HIRE, CARAVAN & FARMING BUSINESSES AND CHANGE OF USE OF LAND FOR STORAGE OF 40 CARAVANS AT HOME FARM, BIRCHER, LEOMINSTER, HEREFORDSHIRE, HR6 0AX**

Councillor WLS Bowen the Local Ward Member had some concerns about the highway safety issues relating to vehicular access and asked if a three-year permission could be granted to enable the situation to be assessed. The Development Control Manager said that the applicant would be required to undertake a landscaping scheme as part of the permission so that a temporary permission would not be reasonable. Councillor BF Ashton said that it was important to include a condition specifying that the new permission for 40 caravans superseded the existing permission for 35 caravans, and was not in addition to the 35.

RESOLVED

That the Officers named in the Scheme of delegation to Officers be authorised to grant planning permission in consultation with the Local Ward Member and 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 - B01 (Samples of external materials)**

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

- 3 - No more than 25 touring caravan and 18 tent pitches shall be allowed on the combined site (as defined in the site plan received on the 20th January**

2006) at any one time between the 1st March and 30th November.

Reason: To define the terms of the permission in the interests of visual amenity.

- 4 - Notwithstanding condition 3 of planning permission 95/0955/C dated 20th February 1996 no more than 5 units of accommodation (comprising either or both caravans and tents) shall be allowed at any one time on the combined caravan/camping site (as defined in the site plan received on the 20th January 2006) before 1st March or after 30th November in any one year.

Reason: To protect the visual amenities of the area during the winter months when caravans would be particularly visible in the local landscape.

- 5 - No more than 40 caravans shall be stored in the area marked in blue on the approved plans. There shall be no external storage of caravans in any other location within the application site.

Reason: To clarify the terms of the permission and agreed area for the storage of caravans.

- 6 - G01 (Details of boundary treatments)

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

- 7 - G04 (Landscaping scheme (general))

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

- 8 - G05 (Implementation of landscaping scheme (general))

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

INFORMATIVES:

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

The meeting ended at 4:35pm

CHAIRMAN