

**MINUTES of the meeting of Planning Committee held at
The Council Chamber, Brockington, 35 Hafod Road,
Hereford on Friday, 22nd April, 2005 at 10.00 a.m.**

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

Councillors: B.F. Ashton, Mrs. W.U. Attfield, M.R. Cunningham,
P.J. Dauncey, D.J. Fleet, J.G.S. Guthrie, J.W. Hope MBE, B. Hunt,
Mrs. J.A. Hyde, Brig. P. Jones CBE, Mrs. R.F. Lincoln, R.M. Manning,
Mrs. J.E. Pemberton, Ms. G.A. Powell, Mrs. S.J. Robertson, D.C. Taylor
and W.J. Walling

In attendance: Councillors R.M. Wilson

65. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs J Davis, P.J. Edwards, R.I. Matthews and R. Preece.

66. NAMED SUBSTITUTES (IF ANY)

The following substitutions were made:

Substitute	Member
Mrs U Attfield	R. Preece
Ms. G.A. Powell	R.I. Matthews

67. DECLARATIONS OF INTEREST

There were no declarations of interest made.

68. MINUTES

RESOLVED: That the Minutes of the meeting held on 21st January, 2005 be approved as a correct record and signed by the Chairman.

69. CHAIRMAN'S ANNOUNCEMENTS

The Chairman reported on the following matters:

Development Control Performance

Out-turn development control performance for 2004/05 was as follows:

Major Applications determined within 13 weeks 46% (Target 60%)
Minor Applications determined within 8 weeks 51% (Target 65%)

Other Applications determined within 8 weeks 64% (Target 80%)

Although this performance failed to meet the national targets set by Best Value Performance Indicator 109 largely as a result of staff shortages when there were 8 planning officer vacancies, performance had started to improve significantly. In addition there were signs that the number of applications were starting to slacken and it was anticipated that the department would meet and exceed targets set by BVPI 109. In addition, staff were playing key roles in the implementation of Council-wide Corporate Geographic Information System and the Electronic Record and Document Management System which would in turn have an impact on future Development Control performance.

Planning Delivery Grant

Despite the staffing shortages, the Council was awarded a Planning Delivery Grant of £101,354 for development control performance and improved electronic delivery of the planning service. The size of this grant in the face of the acknowledged resource constraints was a tribute to the dedication and commitment of staff who had continued to perform to a high standard in often difficult circumstances.

Staffing and Recruitment

Staffing levels were approaching full establishment with 3 new enforcement officers being recruited and a healthy although modest response to the advertisement of the Development Control Manager, interviews for which would take place on 3rd May. The application of market forces supplements to both the Building Control Officers (3) and Senior Building Control Officers (1) posts has resulted in a positive response to adverts and recruitment to these posts would take place in the first week of May and the first week of June, 2005 respectively.

70. NORTHERN AREA PLANNING SUB-COMMITTEE

RESOLVED: That the report of the meetings held on 26th January, 2005, 23rd February, 2005 and 23rd March, 2005 be received and noted.

71. CENTRAL AREA PLANNING SUB-COMMITTEE

RESOLVED: That the report of the meetings held on 9th February, 2005, 9th March, 2005 and 6th April, 2005 be received and noted.

72. SOUTHERN AREA PLANNING SUB-COMMITTEE

RESOLVED: That the report of the meetings held on 19th January, 2005, 16th February, 2005, 16th March, 2005 and 13th April, 2005 be received and noted.

73. DCSW2005/0282/F - SAFETY FENCE, DORSTONE PLAYING FIELDS, DORSTONE, HEREFORDSHIRE

The Committee noted that the application had been referred to it because the local Ward Member was a Trustee of the Playing Fields Association and his name was on the deeds of the land.

In accordance with the criteria for public speaking Dr Hession spoke against the application and Mr Garrard spoke in favour of the application.

The Southern Team leader explained details of the application and the Committee noted the following issues:

- impact upon Area of Great Landscape Value;
- Conservation Area Issues;
- impact upon Public Right of Way; and
- residential amenity.

The Committee noted the concerns of the objector and the steps which were being taken by the applicants to minimise the impact upon his property and the Conservation Area. Having considered all the facts, the Committee was satisfied that the application complied with the planning policies contained within the South Herefordshire District Local Plan in relation to the designated Area of Great Landscape Value and the Conservation Area.

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. Notwithstanding the approved drawings, details of the netting shall be submitted to and approved by the local planning authority prior to the commencement of any works.

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

Informative(s):

1. The right of way should remain open at all times throughout the development. If development works are perceived to endanger members of the public then a temporary closure order should be applied for from this department, preferably 6 weeks in advance of works starting. The right of way should remain the historic width and suffer no encroachment or obstruction during the works or at any time after completion.

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

74. DATE OF NEXT MEETING

Friday 3rd June, 2005.

The meeting ended at 10.25 a.m.

CHAIRMAN