

MINUTES of the meeting of Southern Area Planning Sub-Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday, 7th June, 2006 at 2.00 p.m.

Present: Councillor P.G. Turpin (Chairman)
Councillor H. Bramer (Vice Chairman)

Councillors: M.R. Cunningham, N.J.J. Davies, Mrs. C.J. Davis,
G.W. Davis, J.W. Edwards, Mrs. A.E. Gray, G. Lucas, D.C. Taylor and
J.B. Williams

In attendance: Councillor T.W. Hunt

CHAIRMAN'S ANNOUNCEMENTS

The chairman announced the sad death of Mrs. R.F. Lincoln, the former Southern Area Planning Sub-Committee Chairman and local Member for the Kerne Bridge ward. The sub-committee rose for a silent tribute.

The Sub-Committee sent their best wishes to Mr. M. Willmont, the Southern Team Leader, who had suffered a heart attack but was making good progress in his recovery.

The proposed site inspection scheduled for 20th June, 2006 at the Peterstow Gas Compressor Station was confirmed by the chairman. Councillors G.W. Davis and J.B. Williams sent their apologies for the site inspection.

1. ELECTION OF CHAIRMAN AND APPOINTMENT OF VICE-CHAIRMAN

It was noted that Councillor P.G. Turpin was re-elected as Chairman and Councillor H. Bramer was appointed as Vice-Chairman at Annual Council.

2. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Mrs J.A. Hyde and J.G. Jarvis.

3. DECLARATIONS OF INTEREST

There were no declarations of interest made.

4. MINUTES

Councillor H. Bramer, the Vice-Chairman, noted that his apologies had not been recorded in the minutes.

RESOLVED: That the Minutes of the meeting held on 10th May, 2006 be approved as a correct record and signed by the Chairman subject to the inclusion of apologies for absence from Councillor H. Bramer.

5. ITEM FOR INFORMATION - APPEALS

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

6. DCSE2005/3936/F - LAWFORDS HOUSE, WALFORD ROAD, ROSS-ON-WYE, HR9 5PQ (AGENDA ITEM 6)

Alterations and two storey and single storey extensions to residential care home.

The Senior Planning Officer advised the sub committee that determination of this application was deferred on 15th February, 2006 pending further discussions with the applicant regarding car parking, Welsh Water comments, and the location of the fire escape. She confirmed that a revised car parking scheme had been received, and that the fire escape location had been amended.

Councillor Mrs. A.E. Gray, one of the Local Ward Members, noted that Welsh Water had not objected and therefore felt that she could not object to the application.

In response to a question raised by the Local Ward Members, the Development Control Manager confirmed that granting the application would not have a detrimental effect on the proposed Walford Road traffic calming scheme.

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) received 15 February 2006 and 24 April 2006.

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 E17 (No additional windows in southern elevation of extension)

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

5 The development hereby permitted shall not be brought into use until the turning area and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted to and approved in writing by the local planning authority and these areas shall thereafter be retained and kept available for those uses at all times.

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

- 6 During the construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: Monday - Friday 7.30 am - 6.00 pm, Saturday 8.00 am - 1.00 pm, nor at any time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of local residents.

- 7 No material or substances shall be incinerated within the application site during the construction phase.

Reason: To protect the amenity of local residents.

- 8 G10 (Retention of trees)

Reason: In order to preserve the character and amenities of the area.

- 9 G19 (Existing trees which are to be retained)

Reason: To prevent the unnecessary damage to or loss of trees.

- 10 GO4 (Landscaping Scheme (General))

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

- 11 G05 (Implementation of Landscaping Scheme (General))

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

- 12 Prior to the commencement of development on site details of the new section of wall, to the western boundary to infill the existing vehicular access opening, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out strictly in accordance with the approved details to a timetable to be agreed with the local planning authority.

Reason: To protect the character and appearance of the Conservation Area.

- 13 Prior to its installation detailed drawings at scale 1:20 of the southern elevation of the fire escape shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and prior to the first use of the extension hereby approved.

Reason: In order to protect the residential amenity of the neighbouring property, Chevenhall.

Informatives:

- 1 All machinery and plant shall be operated and maintained in accordance with BS5228: 1984 "Noise Control of Construction and Open sites".
- 2 N15 - Reason(s) for the Grant of Planning Permission

7. **DCSE2006/0845/F - BURNT HOUSE, BRIDSTOW, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6QQ. (AGENDA ITEM 7)**

Log cabin for use as office and very occasional blind showroom.

RESOLVED:

That planning permission be granted subject to the following conditions:

- 1 **The log cabin hereby approved and the dwelling known as Burnt House shall not be sold or leased separately from each other.**

Reason: In order to protect the residential amenity of the occupiers of Burnt House and in the interests of highway safety.

- 2 **The use of the log cabin shall be restricted to an office and showroom use in connection with the applicant's business or for purposes incidental to the enjoyment of the dwellinghouse as such.**

Reason: To control the nature of the business in the interests of residential amenity and highway safety.

Informative:

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

8. **DCSE2006/0842/A - BURNT HOUSE, BRIDSTOW, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6QQ. (AGENDA ITEM 8)**

Display of free standing swing sign.

RESOLVED:

That planning permission be granted subject to the standard Advertisement Consent conditions.

9. **DCSW2006/1086/F - ST. GABRIELS, MUCH BIRCH, HEREFORDSHIRE, HR2 8HY. (AGENDA ITEM 9)**

Construction of a dwelling and detached garage (relating to SW2003/0351/O).

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

Councillor G.W. Davis, the Local Ward Member, felt that although there was a local need for small dwellings in the village of Much Birch, the proposed dwelling was too large. He noted that the parish council objected to the application and felt that it should be refused.

RESOLVED:

That planning permission be refused for the following reason:

1. **The proposal, by virtue of its size, design and height, would be out of scale and therefore harmful to the character and appearance of the locality contrary to Policies GD.1, C.2, SH.10 and SH.14 of the South Herefordshire District Local Plan. Further, this imposing large dwelling**

would not comply with the maximum size for dwellings in smaller settlements as specified in Policy H.6 in the emerging Herefordshire Unitary Development Plan.

10. **DCSW2006/1216/T - O/S 1 THE BINES, CLEHONGER VILLAGE, HEREFORDSHIRE, HR2 9SL. (AGENDA ITEM 10)**

To re-site one KX100 style telephone kiosk.

Councillor D.C. Taylor, the Local Ward Member, felt that a new phonebox was required in Clehonger but that the proposed location was not suitable. He felt that granting the application could cause traffic issues and that a more suitable location would be in the lay bye on the opposite side of the road.

That: (i) The Southern Area Planning Sub-Committee is minded to refuse the application subject to the reason for refusal set out below (and any further reasons for refusal felt to be necessary by the Head of Planning Services) provided that the Head of Planning Services does not refer the application to the Planning Committee:

a) Siting will encourage vehicles to park in an unsafe location

(ii) If the Head of Planning Services does not refer the application to the Planning Committee, Officers named in the Scheme of Delegation to Officers be instructed to refuse the application subject to such reasons for refusal referred to above.

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

11. **DCSE2006/1136/F - ARBOUR HILL FARM, ARBOUR HILL, LINCOLN HILL, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7TH. (AGENDA ITEM 11)**

Change of use of traditional buildings to residential use.

The Principal Planning Officer advised the sub-committee that paragraph 6.3 of the report contained an error and that the reference to 2 metres should in fact be 250 metres. He confirmed the receipt of revised footpath plans from the applicant but had yet to receive further comments from the Council's Footpaths Officer.

RESOLVED:

That subject to the submission of acceptable revised drawings with regard to design, car parking and the effect on the public footpath the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

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

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

2 C02 (Approval of details)

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

3 G01 (Details of boundary treatments)

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

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 RB1 (No Permitted Development)

Reason: To ensure the character of the original conversion scheme is maintained.

7 H08 (Access closure)

Reason: To ensure the safe and free flow of traffic using the adjoining County highway.

8 No development shall take place until details of the mitigation, habitat enhancement and monitoring of bats and birds outlined in sections 4.9 to 4.21 of the Ecological Survey dated July 2005 by Rebecca Collins have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of protected species.

9 No development shall take place until details of a works programme which shall include the timing of development to minimise disturbance to bats and nesting birds have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved works programme.

Reason: In the interests of protected species.

Informative:**1 N15 – Reason(s) for the Grant of Planning Permission****12. DCSW2006/0956/F - 'CWM HILL ENTRANCE', ABBEYDORE, EWYAS HAROLD COMMON, EWYAS HAROLD, HEREFORD, HR2 0AB. (AGENDA ITEM 12)***Formation of parking area.*

The Principal Planning Officer reported the receipt of further correspondence from the applicant. He also confirmed that no comments had been received from Abbeydore Parish Council.

In accordance with the criteria for Public Speaking Mrs. Overstall, spoke on behalf of Ewyas Harold Parish Council, and Mr. Scarrot, a local resident, spoke against the application.

Councillor J.B. Williams, the Local Ward Member, noted that the application was for a very modest car park which would be of benefit to people wishing to visit Ewyas Harold Common.

The Development Control Manager confirmed that commons consent would be required before any work could commence on the site.

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.

Informative(s):

1 The applicant's attention is drawn to the need for consent under Section 194 of the Law of Property Act 1925.

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

13. DCSE2006/1173/F - GARAGE AT REAR OF 1 HENRY STREET, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7AA. (AGENDA ITEM 13)

Conversion of garage into bedsit.

The Principal Planning Officer reported the receipt of an email from Welsh Water stating that they were happy to withdraw their objection subject to some points of clarification.

RESOLVED:

That subject to Welsh Water withdrawing their objection the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

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

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

2 C02 (Approval of details)

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

Informative:

1 N15 - Reason(s) for the Grant of Planning Permission**14. DCSE2006/1176/F - LAND ADJACENT 1 HENRY STREET, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7AA. (AGENDA ITEM 14)**

Erection of 2 no. houses (semi-detached).

The Principal Planning Officer reported the receipt of an email from Welsh Water stating that they were happy to withdraw their objection subject to some points of clarification.

RESOLVED:

That subject to Welsh Water withdrawing their objection and subject to acceptable revised elevational drawings the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

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

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

2 C02 (Approval of details)

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

3 E17 (No windows in side elevation of extension)

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

4 If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a site investigation and method statement has been submitted, and obtained written approval from the local planning authority. The Method Statement must detail how this unsuspected contamination shall be dealt with.

Reason: To ensure that the development complies with approved details in the interests of protection of Controlled Waters.

5 Upon completion of the remediation detailed in the Method Statement a report shall be submitted to the local planning authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

Reason: To protect Controlled Waters by ensuring that the remediated site has been reclaimed to an appropriate standard.

- 6 Upon completion of the site investigation and method statement, the development of the site shall be carried out in accordance with the approved Method Statement.

Reason: To ensure that the development complies with approved details in the interests of protection of Controlled Waters.

Informative:

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

15. DCSE2006/1180/F - 1 HENRY STREET, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7AA. (AGENDA ITEM 15)

Creation of 2 x 1 bed flats in lieu of 1 x 2 bed maisonette as currently approved. Creation of 2 offices in lieu of 1 office as currently approved. Increase height of part of ex. Roof.

The Principal Planning Officer reported the receipt of an email from Welsh Water stating that they were happy to withdraw their objection subject to some points of clarification.

RESOLVED:

That subject to Welsh Water withdrawing their objection the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

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

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

- 2 C02 (Approval of details)

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

Informative:

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

16. DCSE2006/1188/F - LAND AT LYNE DOWN, NR. MUCH MARCLE, HEREFORDSHIRE, HR8 2NT (AGENDA ITEM 16)

Erection of 4 no. stables for private equestrian uses and change of use of land to equine uses.

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.

3 F48 (Details of slab levels)

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.

4 E11 (Private use of stables only)

Reason: In order to safeguard the residential amenity of the area.

5 Before any other works are commenced details of improvements to the access including visibility to the north have been submitted to and approved in writing by the local planning authority.

Reason: In the interests of highway safety.

6 H06 (Vehicular access construction)

Reason: In the interests of highway safety.

Informative(s):

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

17. DCSE2006/1035/F - HOMELANDS, SOLLERS HOPE, HEREFORDSHIRE, HR1 4RL. (AGENDA ITEM 17)

Renovation and extension to existing cottage and barn.

The Development Control Manager reported the receipt of comments from the traffic manager who recommended conditions regarding the visibility splays.

Councillor J.W. Edwards, the Local Ward Member, noted that the application extended the dwelling substantially and requested guidance from the Development Control Manager regarding this issue.

In response to the question raised by the Local ward Member, the Development Control manager advised Members that the policy guidance found in the Unitary Development Plan regarding extensions, required the existing building to remain the dominant feature.

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.

3 C04 (Details of window sections, eaves, verges and barge boards)

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

4 C06 (External finish of flues)

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

5 E16 (Removal of permitted development rights)

Reason: To bring any future development under planning control and to ensure the character of the building is retained.

6 G01 (Details of boundary treatments)

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

Informative(s):

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

The meeting ended at 3.06 p.m.

CHAIRMAN