

A G E N D A

Southern Area Planning Sub- Committee

Date: **Wednesday, 5th July, 2006**

Time: **2.00 p.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:

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AGENDA

for the Meeting of the Southern Area Planning Sub-Committee

To: 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, T.W. Hunt (Ex-Officio), Mrs. J.A. Hyde, JG Jarvis, G. Lucas, D.C. Taylor and J.B. Williams

	Pages
1. APOLOGIES FOR ABSENCE	
To receive apologies for absence.	
2. DECLARATIONS OF INTEREST	
To receive any declarations of interest by Members in respect of items on the Agenda.	
3. MINUTES	1 - 12
To approve and sign the Minutes of the meeting held on 7th June, 2006.	
4. ITEM FOR INFORMATION - APPEALS	13 - 16
To note the contents of the attached report of the Head of Planning Services in respect of the appeals received or determined for the southern area of Herefordshire.	
REPORTS BY THE HEAD OF PLANNING SERVICES	
To consider and take any appropriate action in respect of the planning applications received for the southern area and to authorise the Head of Planning Services to impose any additional or varied conditions and reasons considered to be necessary.	
Plans relating to planning applications on this agenda will be available for inspection in the Council Chamber 30 minutes before the start of the meeting.	
5. DCSE2006/1583/F - BRAMLEY COTTAGE, HOWLE HILL, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5SH	17 - 20
Retention of small dog kennel and run.	
6. DCSE2006/1408/F - 11 THE GLEBE, HILDERSLEY, ROSS-ON-WYE, HR9 5BL	21 - 24
Two-storey extension.	
7. DCSE2006/1677/F - LAND ADJACENT TO 'MARSH COTTAGE', PONTSHILL, HEREFORDSHIRE, HR9 5SZ.	25 - 32

	Erection of one dwelling.	
8.	DCSW2006/1298/F - LAND ADJACENT TO PETERSTOW COMPRESSOR STATION, TREADDOW, OFF THE A4137, HENTLAND, HEREFORDSHIRE	33 - 52
	New natural gas pressure reduction installation and associated works. (Tie-in to existing Peterstow Compressor Station and No. 2 feeder outside the Compressor Station and extension to existing site access road)	
9.	DCSE2006/1450/F - THE SHRUBBERY, CAMP ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5NA	53 - 58
	Erection of new dwelling in garden.	
10.	DCSE2006/1431/A - OVERROSS GARAGE LTD, OVERROSS STREET, ROSS-ON-WYE, HR9 7AS	59 - 64
	Illuminated fascia letters, fascia sign, 2 entrance features, pole sign, pylon sign and directional sign. Non-illuminated activity panel, customer parking, welcome, dealer, sales, parts sign and flags.	
11.	DCSE2006/1358/O - MUDDY BOOTS SOFTWARE LTD, PHOCLE GREEN, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7XU	65 - 70
	ICT development, customer support and sales offices at Muddy Boots Software Ltd, Phocle Green, Ross-on-Wye, HR9 7XU.	

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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 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

ITEM FOR INFORMATION - APPEALS

APPEALS RECEIVED**Application No. DCSW2005/3091/O**

- The appeal was received on 5th June, 2006
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal is brought by Black Mountain Mineral Water
- The site is located at Springvale, Longtown, Herefordshire, HR2 0PB
- The development proposed is Proposed phased extensions to bottling plant. Managers office + Residence. Security fencing and additional landscaping.
- The appeal is to be heard by Written Representations

Case Officer: Andrew Prior On 01432 261932

Application No. DCSE2005/4154/F

- The appeal was received on 2nd June, 2006
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal is brought by F.M. Green
- The site is located at Everstone Farm, Peterstow, Ross-on-Wye, Herefordshire, HR9 6LH
- The development proposed is Conversion of building to three holiday units. Access track, car park, turning area and treatment plant.
- The appeal is to be heard by Written Representations

Case Officer: Steven Holder On 01432 260479

Application No. DCSE2005/3735/F

- The appeal was received on 24th May, 2006
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal is brought by Mr. M. Cole
- The site is located at Land opposite High Rising, Linton, Ross-on-Wye, Herefordshire, HR9 7RS
- The development proposed is Building of bungalow on vacant land for invalid.
- The appeal is to be heard by Written Representations

Case Officer: Duncan Thomas on 01432 261974

Application No. DCSE2005/2651/F

- The appeal was received on 23rd May, 2006
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal is brought by Hartleton Village Ltd.
- The site is located at Hartleton Farm, Bromsash, Ross-On-Wye, Herefordshire, HR9 7SB

Further information on the subject of this report is available from the relevant Case Officer

- The development proposed is Construction of 32 holiday apartments
- The appeal is to be heard by Inquiry

Case Officer: Steven Holder on 01432 260479

Application No. DCSW2005/2970/F

- The appeal was received on 8th June, 2006
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against Planning Conditions
- The appeal is brought by Mr. A. Regan
- The site is located at The Closerie, Lyston, Wormelow, Herefordshire, HR2 8EL
- The development proposed is Up grading of track. Converting barn to stables and change of use on animal shed to workshop/store/garage.
- The appeal is to be heard by Written Representations

Case Officer: Andrew Prior on 01432 261932

Application No. DCSE2006/0387/F

- The appeal was received on 20th June, 2006
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal is brought by Mr. & Mrs. M. Traynor
- The site is located at Sunny Bank, Marstow, Ross-On-Wye, Herefordshire, HR9 6HD
- The development proposed is Proposed conversion of redundant former agricultural building to form dwelling
- The appeal is to be heard by Written Representations

Case Officer: Steven Holder on 01432 260479

APPEALS DETERMINED

Application No. DCSE2005/3272/F

- The appeal was received on 23rd February, 2006
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal was brought by Mr. & Mrs. Atherton
- The site is located at Vine Tree Inn, Tudorville, Ross-on-Wye, Herefordshire, HR9 5RS
- The application, dated 12th August. 2005 , was refused on 6th December. 2005
- The development proposed was Proposed new bungalow.
- The main issues are the effect on the character and appearance of the area, and whether the living conditions of the occupants of the neighbouring mobile home would be unacceptably harmed.

Decision: The appeal was DISMISSED on 15th June, 2006

Case Officer: Steven Holder on 01432 260479

Application No. DCSW2005/2224/O

- The appeal was received on 19th September, 2005
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal was brought by Mrs. A. Cannan
- The site is located at Land adj. Church Cottage, Allensmore, Herefordshire, HR2 9AQ
- The application, dated 26th June, 2005, was refused on 25th August, 2005
- The development proposed was Site for single storey dwelling, altered vehicular access.
- The main issues are how the proposed dwelling stands in relation to those policies and the likely impact of the development on highway safety and the character of Allensmore including the setting of the Parish Church.

Decision: The appeal was DISMISSED on 9th June, 2006

Case Officer: Angela Tyler on 01432 260372

Application No. DCSE2005/3832/O

- The appeal was received on 16th February, 2006
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal was brought by Mrs. Swan-Liddell
- The site is located at Land at High Willows, Greytrees, Ross-on-Wye, Herefordshire, HR9 7HU
- The application, dated 24th November, 2005, was refused on 4th January, 2006
- The development proposed was The development proposed is Outline application for the erection of a detached dwelling, construction of new access and ancillary works
- The main issue is the over-development of the plot

Decision: The appeal was DISMISSED on 5th June, 2006

Case Officer: Duncan Thomas on 01432 261974

Application No. DCSE2005/3770/F

- The appeal was received on 20th February 2006
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal was brought by The Singing Stud Ltd.
- The site is located at Site Nr. Bodenham Farm, Much Marcle, Herefordshire, SO 652319.
- The application, dated 21st November 2005, was refused on 16th January 2006
- The development proposed was Fenced training ring at equine centre (60m x 20m).
- The main issue is the impact of the proposal on the adjacent Area of Great Landscape Value

Decision: The appeal was UPDHELD on 5th June 2006

Case Officer: Steven Holder on 01432 260479

If members wish to see the full text of decision letters copies can be provided

Further information on the subject of this report is available from the relevant Case Officer

5 DCSE2006/1583/F – RETENTION OF SMALL DOG KENNEL AND RUN AT BRAMLEY COTTAGE, HOWLE HILL, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5SH

For: Ms. Mackie, Bramley Cottage, Howle Hill, Ross on Wye, Herefordshire, HR9 5SH

Date Received: 22nd May 2006 Ward: Kerne Bridge Grid Ref: 60551, 20528

Expiry Date: 17th July 2006

Local Member: Councillor J.G. Jarvis

1. Site Description and Proposal

1.1 The application property is a detached cottage set well back from the Coughton - Ruardean road on Howle Hill. The garden has been extended by incorporating part of the large field (also in the applicant's ownership) to the east. Planning permission (SE20042359/F) for change of use from field to domestic curtilage was granted in August 2004. The north-western corner of this field had previously been added to the garden of the adjoining house (Maytree Cottage). The latter is part of a cluster of dwellings to the north of the field and Bramley Cottage.

1.2 The premission was subject to a condition (no. 3) removing permitted development rights to erect fences, gates, enclosures and buildings with the new garden area. However a dog kennel has been constructed within a fenced enclosure and the current application is for retrospective planning permission. The wooden kennel is about 2.1 m long by 1.6 m wide by 2 m to ridge. The enclosure is 5.56 m x 3.78 m by about 1.8 m high and formed by stout wooden posts with wire mesh. The ground surface is sand. It is positioned close to the hedge that was the original boundary of the garden and about 4 m to the north of the garage. To the south (and also within the new garden area) is a children's unfenced play area with slide, climbing frame and trampolene.

2. Policies

2.1 Hereford and Worcester County Structure Plan

Policy CTC1 - Area of Outstanding Natural Beauty
Policy CTC2 - Area of Great Landscape Value

2.2 South Herefordshire District Local Plan

Policy C5 - Development within AONB
Policy C8 - Development Within Area of Great Landscape Value
Policy SH23 - Extensions to Dwellings
Policy GD1 - General Development Criteria

2.3 Herefordshire Unitary Development Plan (Deposit Draft)

Policy LA1 - Areas of Outstanding Natural Beauty
Policy H18 - Alterations and Extensions

3. Planning History

3.1	DCSE2001/0584/F	Alterations and extensions to include dependent relatives annexe.	-	Appeal dismissed 2.10.01
	DCSE2001/1488/F	Alterations and extensions to include dependent relatives annexe.	-	Approved 26.7.01
	DCSE2002/0602/F	Two-storey extension.	-	Approved 8.5.02
	DCSE2002/2531/F	Part reconstruction and two storey extension of cottage.	-	Approved 23.10.02
	DCSE2003/0270/F	Detached double garage with room over.	-	Refused 27.3.03
	DCSE2003/2187/F	Detached double garage.	-	Approved 12.9.03
	DCSE2004/2359/F	Change of use of part field to domestic curtilage.	-	Approved 23.8.04

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 Traffic Manager has no objection to the grant of permission.

5. Representations

5.1 Walford Parish Council comment:

"Councillors objected to this retrospective application. The attached photographs shown clearly fences and structures that have been erected in direct contravention of Condition No. 3 in the consent to planning application SE2004/2359/F. The visual amenities have not been protected."

5.2 One letter of objection has been received. In summary the following concerns are raised:

- (i) contravenes the conditions the Council has placed on all new gardens in Wye Valley AONB - to allow this shed and enclosure would make a mockery of these planning conditions,
- (ii) if approval granted only fair that these conditions be removed from all other approvals for change of use from agricultural ground to private garden - otherwise it would seem that conditions imposed merely to make money out of planning applications for sheds and enclosures that would normally be permitted development.

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. Officer’s Appraisal

- 6.1 The application premises are within a sensitive landscape which is designated as part of the Wye Valley Area of Outstanding Natural Beauty and defined in the County Structure Plan as of great landscape value. Condition no. 3 was imposed therefore to protect the landscape from inappropriate and visually intrusive development. Such structures could be erected under the Town and Country Planning (General Permitted Development) Order. By removing permitted development (PD) rights the Council can control domestic outbuildings, fences and enclosures etc. However this does not imply that such development would always be refused : each proposal should be considered on its merits and assessed against prevailing national and local policies and in particular the effect on the landscape. Applications for development that would be PD but for a planning condition do not require a fee.

- 6.2 The structures are sited close to the former boundary hedge and to the garage which is itself close to the house. This would provide some screening from the south and west. A public footpath extends through the property to the west of the house but the existing hedge, house and garage ensure that the kennel and enclosure would not be visible, at least during the summer, from the footpath. The new garden boundary has a post and rail fence and a hedge has only recently been planted. However, the kennel and dog run are open to view from the east and north. The new hedge will help to mitigate this in the future. Nevertheless as the structures are sited close to the house and garage, adjoining an established hedge, are small and of acceptable design and materials, I consider that the development does not have any significant adverse impact on the natural beauty of the attractive rural area. The kennel is about 75 m from the nearest house and no complaints have been received regarding persistent barking.

RECOMMENDATION

That planning permission be granted.

Informative:

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

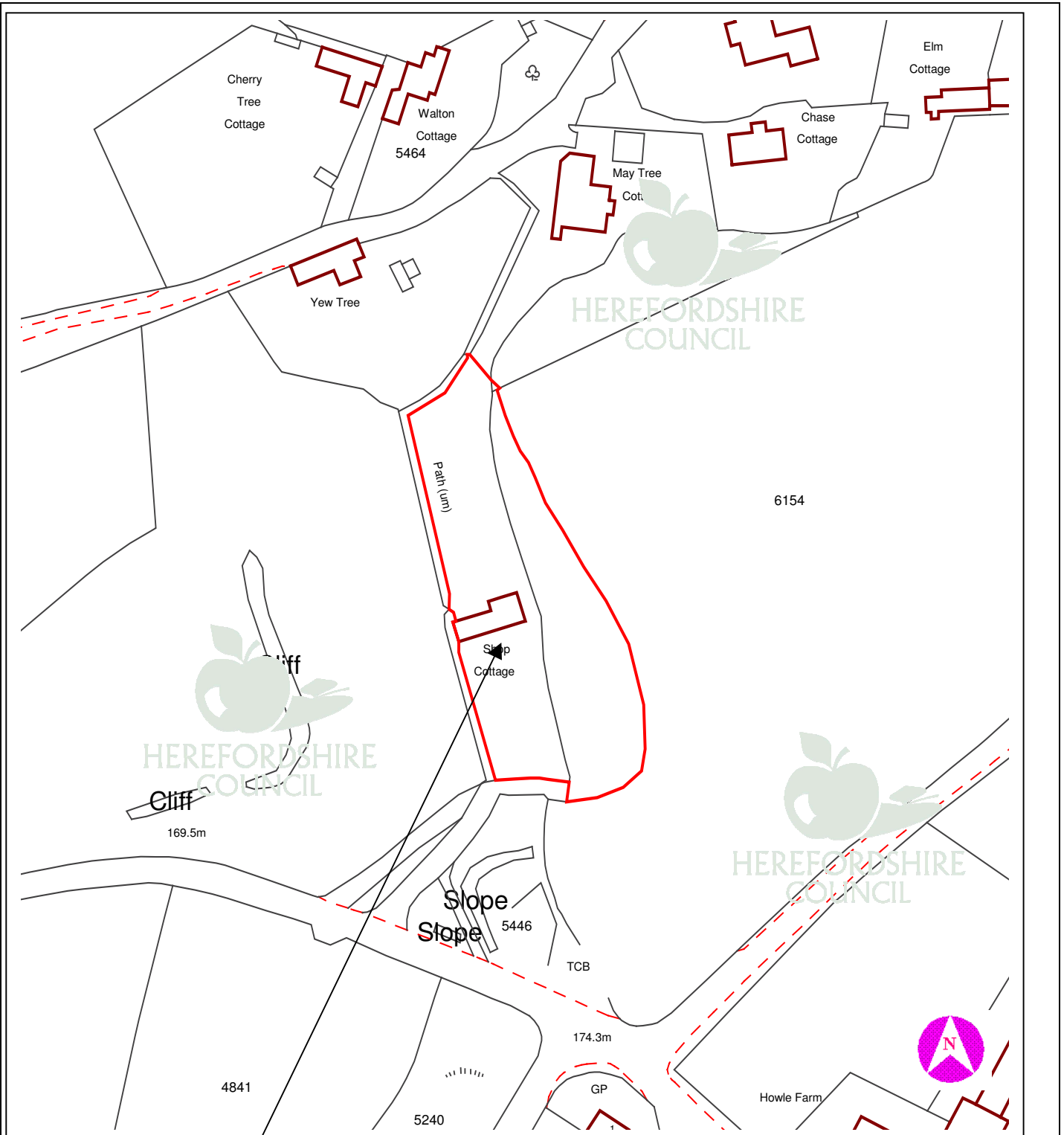
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/1583/F

SCALE : 1 : 1250

SITE ADDRESS : Bramley Cottage, Howle Hill, Ross-on-Wye, Herefordshire, HR9 5SH

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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 has no objection to the grant of permission.

5. Representations

- 5.1 Ross Rural Parish Council:

“Changes made since the first application was made have appeared to address the issues raised last time.

In principle, the Parish Council have no objections to a two-storey extension at the rear of this property.

The one neighbour who will be directly affected by this proposed extension has contacted the Parish Council and has drawn our attention to his view that the proposed extension will still have a detrimental effect on his property, loss of light and loss of amenity.

The supporting document refers to a distance of the 3.500m between the existing conservatory and the proposed extension. If approval is given the Parish Council request that this dimension becomes a condition of the approval.”

- 5.2 Letters of objection have been received from:

Mr. M. Besant, 12 The Glebe, Hildersley
Mr. P. Nichols, 13 The Glebe, Hildersley

The main points raised being:

- the extension will have an impact on the neighbours at 12 The Glebe who spend a large proportion of their time in their conservatory where the quality of their life is enhanced
- the planned extension will cast a large shadow over the conservatory
- the extension will have an effect on our conservatory.

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 Policy SH.23 deals specifically with extensions to dwellings setting a criterion for consideration. The policy acknowledges extensions can have a significant effect on the character of the original building and surrounding area, and amenities of adjoining neighbours.

6.2 This application proposes a two-storey addition to the rear of 11 The Glebe, in a position that will not cause harm to the local environment. Also, it is of a size that allows the character of this recently constructed dwelling to remain dominant. The determining factor in this application therefore is the effect the proposal will have on the amenity of the neighbour, 12 The Glebe, which has a conservatory extension at the rear, with translucent roof and glazing to sides.

6.3 This application has been submitted following the refusal of DCSE2006/0270/F, when it was considered the siting of the extension would have reduced the amount of sunlight to the neighbour’s conservatory. This application proposes to position the extension one metre from the flank wall that faces the neighbour so as not to cause light loss to the neighbour’s conservatory. In determining the potential of light loss that may arise from this application officers have paid due regard to the 45 degree rule. In order to comply with this guidance the extension should not cross a 45 degree line when taken from the nearest edge of ground floor and first floor windows of the closest habitable rooms of the neighbouring property, including the conservatory. The proposed extension does not cross this line.

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. **B02 (Matching external materials (extension))**

Reason: To ensure the external materials harmonise with the existing building.

- 3. **A06 (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. **N15 - Reason(s) for the Grant of Planning Permission**

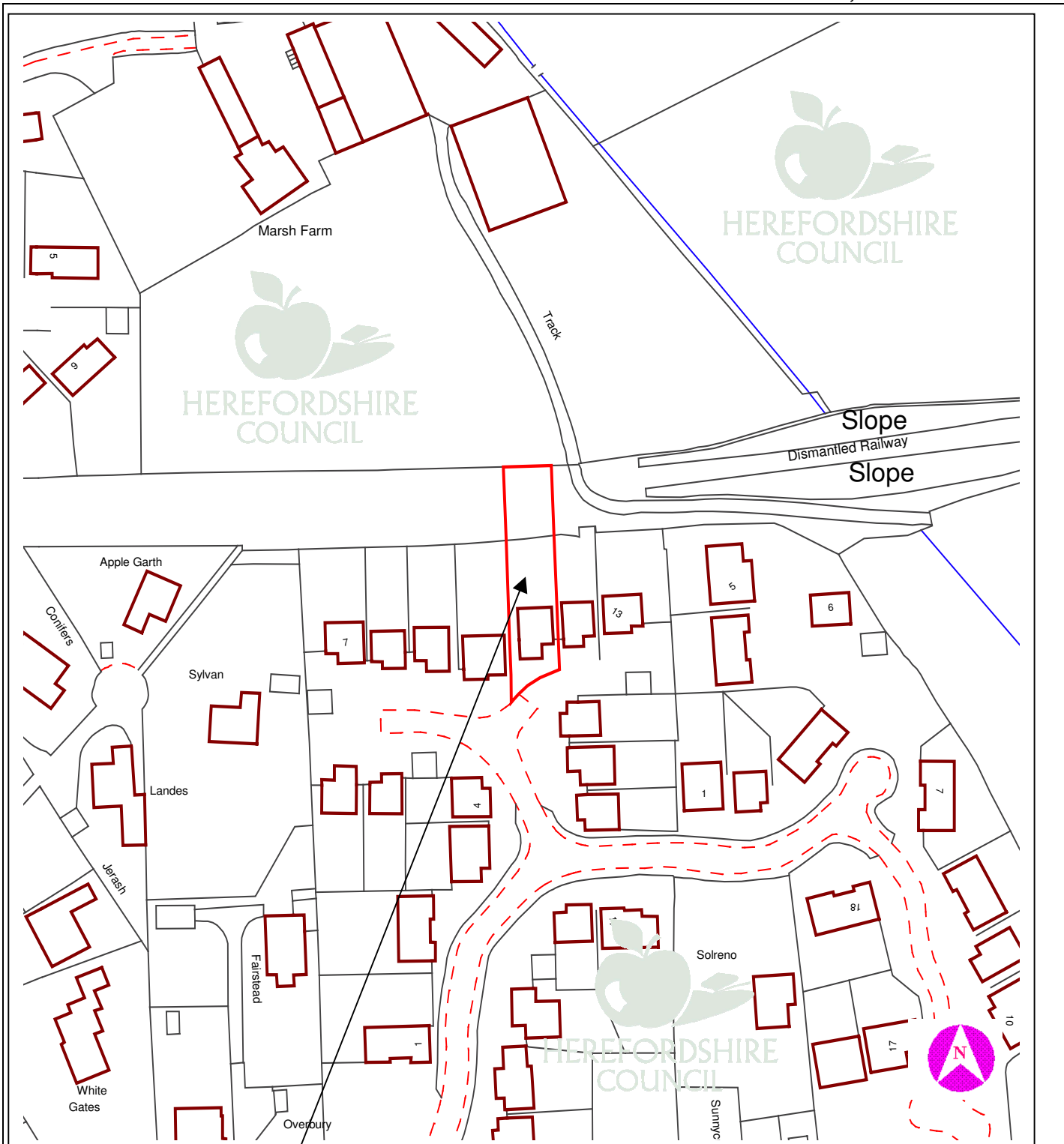
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/1408/F

SCALE: 1 : 1250

SITE ADDRESS: 11 The Glebe, Hildersley, Ross-on-Wye, Herefordshire, HR9 5BL

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7 DCSE2006/1677/F - ERECTION OF ONE DWELLING AT LAND ADJACENT TO 'MARSH COTTAGE', PONTSHILL, HEREFORDSHIRE, HR9 5SZ.

For: Mr. F. McGough per Paul Smith Associates, 19 St Martin Street, Hereford, HR2 7RD.

Date Received: 26th May 2006

Ward: Penyard

Grid Ref: 63881, 22049

Expiry Date: 21st July 2006

Local Member: Councillor H. Bramer

1. Site Description and Proposal

- 1.1 The application site comprises the south-western half of the garden of Marsh Cottage at Pontshill Marsh. Part of the boundary is close to a brook and there are a number of imposing trees along the south-western and north-western boundaries. There is a short frontage to C1275 Pontshill - Coughton road. The site adjoins residential properties to the south-east, including a new dwelling, Juniper Cottage. In addition there is a bungalow to the north-east and further houses to the south-west, although separated by a field.
- 1.2 Planning permission (SE2002/3287/O and SE2004/2901/RM) has been granted for the erection of a cottage on this site and is still extant. The current application is for an alternative proposal.
- 1.3 The proposed dwelling would reflect the Georgian style. The main part of the building would be rectangular in shape (about 12.4 m wide by 7m deep) but with a small gable extending centrally from the rear elevation (about 2 m deep by 4.6 m wide). The height to eaves would be about 5.1 m and to ridge about 8.6 m. A central entrance door would have 2 sets of windows on either side and 3 small dormers in the roof. The windows would have a vertical emphasis but would be PVCu. The rear elevational treatment would be less regular. A double garage would be attached to the north-eastern end of the building and a single-storey flat roofed utility room would extend to the rear of this and a section of the main structure (to form a larger kitchen).
- 1.4 The house would be sited away from the road boundary and not quite parallel to it. It would be about 2.4 m from the boundary with Marsh Cottage and about 6 m from Juniper Cottage. A stone wall would be constructed along the road boundary.

2. Policies

2.1 Planning Policy Guidance

- PPG.7 - The Countryside: Environmental Quality and Economic & Social Development
- PPG25 - Development and Flood Risk

2.2 Hereford and Worcester County Structure Plan

Policy H18	-	Housing in Rural Areas
Policy H20	-	Housing in Rural Areas
Policy H16A	-	Housing in Rural Areas
Policy CTC2	-	Area of Great Landscape Value
Policy CTC9	-	Development Criteria

2.3 South Hereford District Local Plan

Policy SH10	-	Housing in smaller settlements
Policy SH14	-	Siting and design of buildings
Policy SH15	-	Criteria for new housing schemes
Policy GD1	-	General development criteria
Policy C43	-	Foul sewerage
Policy C44	-	Flooding
Policy C45	-	Drainage

2.4 Herefordshire UDP (Deposit Draft)

Policy H7	-	Housing in the countryside outside settlements
Policy LA2	-	Landscape Character and Areas Least Resilient to Change
Policy LA3	-	Setting of Settlements
Policy DR4	-	Environment

3. Planning History

3.1	SE2002/3287/O	Erection of a cottage.	-	Approved 26.2.03
	SE2004/2901/RM	Erection of a cottage	-	Approved 16.2.05

4. Consultation SummaryStatutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 The Traffic Manager recommends that conditions be attached to any permission.

5. Representations

5.1 The applicant's agent submits the following:

- (1) Outline planning permission was granted in 2003 for a dwelling on this site and for its details (Council references: SE2002/3287/O and DCSE2004/2901/RM). These permissions remain extant. The proposed development accords with the outline permission.
- (2) This sizeable plot of land lies at the western entrance to the hamlet with a screen of mature trees along its road frontage and close-boarded fences marking its boundaries with neighbouring properties.

- (3) The applicant intends to erect a robust means of enclosure along the western boundary but would not fell any trees.
- (4) The siting and orientation of the dwelling avoids principal elevation windows facing directly toward the rear gardens of the neighbouring properties. Two rear-facing, first floor windows are to be glazed on obscured glass.
- (5) This house would be well away from the watercourse margins and the mature trees.
- (6) The attachment of the garage to the dwelling retains the overall openness of the site.
- (7) Vehicular access to the site is via a new entrance alongside the existing access to neighbouring Marsh Cottage. The design of the new access complies fully with the requirements of the Highway Officer.
- (8) The detailed design of the dwelling is appropriate both to the character of the site and its setting. Its internal first floor layout maximises the western aspect
- (9) I submit that this proposal would cause no harm to the site or its environs. Consequently, it accords fully with the development plan and emerging planning policies.

5.2 Two letters of objection have been received which, in summary cite the following reasons:

- (1) 3-storeys high, a lot bigger than the approved house and very overpowering,
- (2) the water table is at ground level which it will be built on stilts, making it even taller,
- (3) not in keeping, in terms of size and design,
- (4) overlooking of 3 properties, reduce sunlight.

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. Officer's Appraisal

6.1 The site is within the settlement of Pontshill. This is as defined as a smaller settlement in the South Herefordshire District Local Plan and in the Herefordshire Draft Unitary Development Plan but was excluded from the list of smaller settlements in the Revised Deposit Draft. The latter has now been considered by the Inspector and significant weight can be given to the policies noted above (paragraph 2.4). On this basis the proposed dwelling would be in open countryside and a new dwelling would conflict with Policy H7. However the extant planning permission is a material consideration and if the proposal is otherwise acceptable (design, siting effect on neighbours' amenities, access etc.) it would be reasonable to grant permission subject to a condition that the permission expired on the same date as the previously approved permission.

- 6.2 The main issues are considered to be whether the dwelling would be in character with the settlement and the effect on neighbours' amenities. The site is quite large (about 0.1 ha) and on the periphery of the settlement. There is a mix of housing types and styles in Pontshill, ranging from traditional cottages to modern bungalows. Generally the houses are modest in size. The current proposal would be about 1.5 m taller than that approved but similar in ground floor area although the garaging would be attached rather than integral to the dwelling. It would be a full 2-storey building rather than the modern 'cottage' style (for example Juniper Cottage). Nevertheless the difference in size with the nearest houses is not so great that the proposed house would appear incongruous. It would be set well away from the road boundary and with a row of tall trees along most of the boundaries with the road and the stream. As it would be next to the stream it would be at the lowest part of the settlement and would not be visually over-dominant. The style echoes a traditional farmhouse and the site, on the periphery of a settlement, would be a typical location for such a property. There are a number of minor design concerns however and also the appearance and effect on the trees of the new boundary wall. Revised drawings have been requested.
- 6.3 The dwelling would be closer to the boundary with Juniper Cottage than is ideal. The site is sufficiently large however for the house to be positioned an acceptable distance from this property and revised drawings have been requested. However the first floor windows, other than those which would be opaque, would face towards the blank gable end of Juniper Cottage and the privacy of neighbours both in their house and in their garden would not be unduly harmed. The living accommodation would be further from Marsh Cottage and The Marsh as the attached garage would be at the north-eastern end of the new house. This is lower than the house and would not be overbearing. There are no windows facing directly towards these neighbouring properties and the privacy of their occupiers would be maintained.

RECOMMENDATION

That subject to submission of revised drawing showing an acceptable design and siting 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 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 There must be no new buildings, structures (including gates, walls and fences) or raised ground levels within:

(a) 7 metres of the top of any bank of watercourses, and/or

(b) 7 metres of any side of an existing culverted watercourse, inside or along the boundary of the site, unless agreed otherwise in writing by the local planning authority.

Reason: To maintain access to the watercourse for maintenance or improvements and provide for overland flood flows.

5 D03 (Site observation - archaeology)

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

6 G04 (Landscaping scheme (general))

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

7 G05 (Implementation of landscaping scheme (general))

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

8 G01 (Details of boundary treatments)

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

9 F18 (Scheme of foul drainage disposal)

Reason: In order to ensure that satisfactory drainage arrangements are provided.

10 H03 (Visibility splays)

Reason: In the interests of highway safety.

11 H05 (Access gates)

Reason: In the interests of highway safety.

12 H06 (Vehicular access construction)

Reason: In the interests of highway safety.

13 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 **The proposed Biodisc should be relocated outside of the 1% floodplain to prevent any environmental nuisance, from the system being washed out, in the event of a severe flood.**
- 6. **The Environment Agency advises that the proposed dwelling lies at the edge of Flood Zone 3 and recommends that floor levels be set 600mm above the highest recorded flood level or existing floor level.**
- 7 **A discharge consent under the Water Resources Act 1991 may be required from the Environment Agency (contact Mr. A. Osbaldiston, 01600 772245).**
- 8 **N15 - Reason(s) for the Grant of Planning Permission**

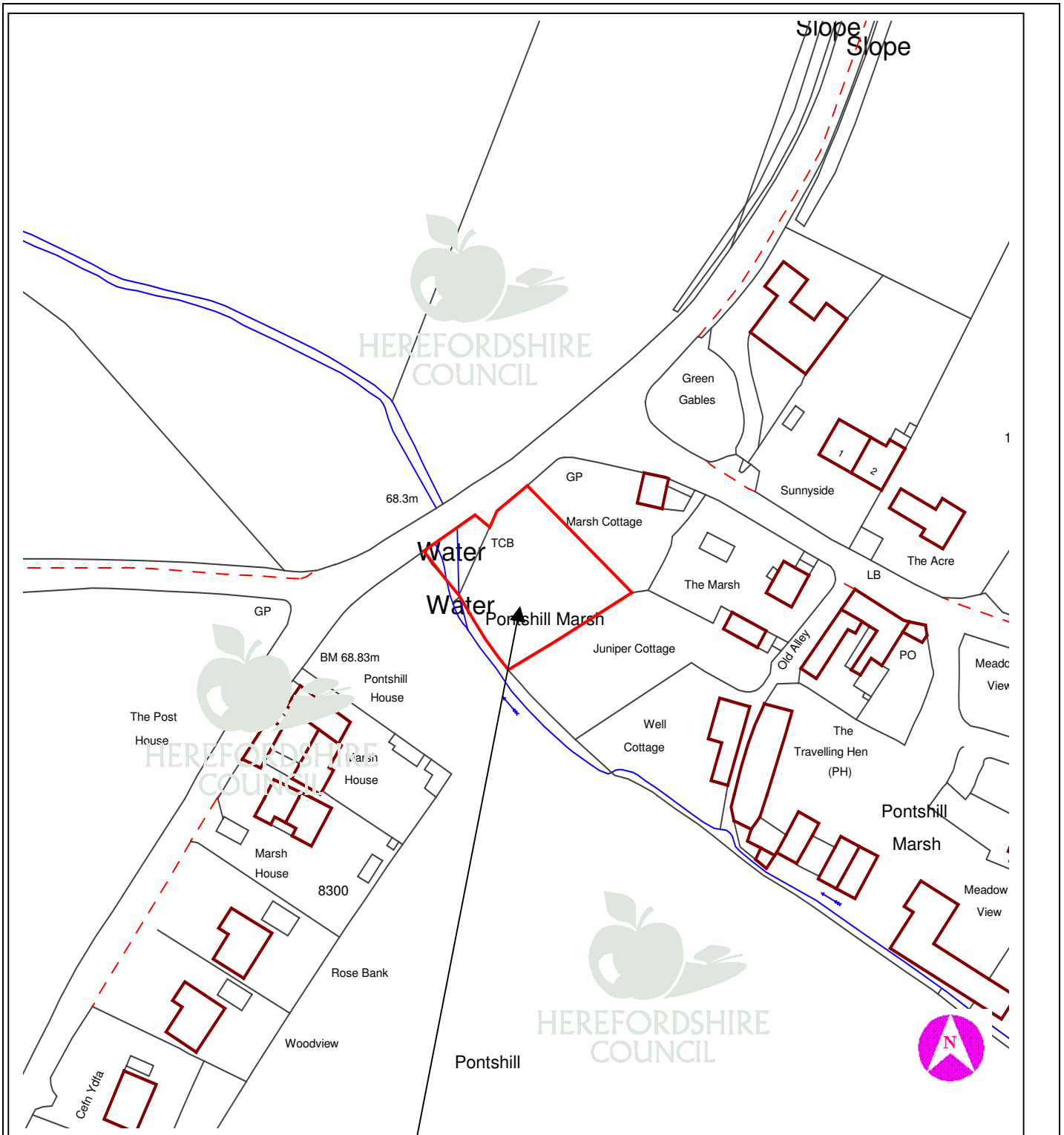
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/1677/F

SCALE : 1 : 1250

SITE ADDRESS : Land adjacent to 'Marsh Cottage', Pontshill, Herefordshire, HR9 5SZ.

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8 DCSW2006/1298/F - NEW NATURAL GAS PRESSURE REDUCTION INSTALLATION AND ASSOCIATED WORKS. (TIE-IN TO EXISTING PETERSTOW COMPRESSOR STATION AND NO. 2 FEEDER OUTSIDE THE COMPRESSOR STATION AND EXTENSION TO EXISTING SITE ACCESS ROAD), LAND ADJACENT TO PETERSTOW COMPRESSOR STATION, TREADDOW OFF THE A4137, HENTLAND, HEREFORDSHIRE, GRID. REF. SO: 545/240

For: National Grid per Mouchel Parkman Gel, Meridian House, Wheatfield Way, Hinckley, Leicestershire, LE10 1YG

Date Received: 4th May 2006

Ward: Llangarron & Pontrilas

Grid Ref: 54584, 23997

Expiry Date: 24th August 2006

Local Member: Councillor Mrs. J. A. Hyde
Councillor G. W. Davis

1. Site Description and Proposal

- 1.1 The site of the proposed installation is currently an open field with a standing crop due to be harvested in the current growing season. Immediately to the south is a double hedgerow which marks a historic parish boundary and has, in the past, been used as a route albeit not a public right of way shown on the definitive map. This double hedgerow is known locally as 'Hell's Ditch'. On the south side of this feature is the existing Peterstow Gas Compressor Station which is comprised of a secure compound containing several buildings, gas pipeline infrastructure and related plant. This existing site is surrounded by mature planting which is the dominant feature when the site is viewed from distance. Access is obtained by an un-metalled track from the A4137 south of Great Treadow.
- 1.2 Members visited the site on 20th June, 2006.
- 1.3 The proposal is to create a new 'Pressure Reduction Installation' on the north side of Hell's Ditch. The total site area will be around 1.9 hectares (4.5 acres) but much of this will be given over to a landscape belt around the installation itself. Within the landscaped perimeter there will be a secure compound containing five buildings and the pipeline infrastructure. In order to achieve a level site a degree of 'cut and fill' will be required because the site slopes downwards significantly from west to east.
- 1.4 The installation is required as part of the Brecon to Tirley (Gloucestershire) link for transporting natural gas from the port terminal at Milford Haven and feeding it into the National Grid. This overall project is of national importance.

1.5 The new long distance gas pipeline is permitted development, for town planning purposes, where it is underground. However, it is of such a scale that it is subject of its own Environmental Impact Assessment which will be submitted to the Secretary of State in the near future. Planning permission is required for the new Pressure Reduction Installation because the works are above ground. The planning application has also been the subject of its own Environmental Impact Statement which has assessed the proposal against the following headings:

- Cultural Heritage and Archaeology
- Ecology
- Water Resources
- Agriculture
- Landscape and Visual
- Noise and Vibration
- Traffic and Transportation
- Socio-Economic
- Air Quality
- Work Management

1.6 The Environmental Statement describes the detailed proposals in the following terms:

'The secure compound would be primarily surfaced with chipping with some areas of hardstanding and a concrete roadway running through the site. The buildings within the security fence would comprise:

- an instrument building
- two pipeline inspection gauge trap facility buildings
- a boiler house with vent stack, and
- a standby generator building

In addition, a number of above ground gas pipeworks would be located within the compound including:

- a meter area
- two boiler pressure reduction skids
- a heater area
- a filter area, and
- a regulator area

1.7 The non-technical summary of the Environmental Statement is attached as an appendix.

2. Policies

2.1 Planning Policy Statements

- | | | |
|---------------|---|---|
| PPS.1 | - | Delivering Sustainable Development |
| PPS.7 | - | Sustainable Development in Rural Areas |
| PPG.4 | - | Industrial and Commercial Development & Small Firms |
| Circular 2/85 | - | Planning Control over Oil and Gas Operations |

2.2 Hereford and Worcester County Structure Plan

Policy CTC.6	-	Landscape Features
Policy CTC.9	-	Development Requirements
Policy A.1	-	Development on Agricultural Land
Policy E.6	-	Industrial Development in Rural Areas

2.3 South Herefordshire District Local Plan

Policy GD.1	-	General Development Criteria
Policy T.3	-	Highway Safety Requirements
Policy C.9	-	Landscape Features
Policy C.11	-	Protection of Best Agricultural Land
Policy C.16	-	Protection of Species
Policy C.48	-	Health and Safety

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Part 1

Policy S.1	-	Sustainable Development
Policy S.2	-	Development Requirements

Part 2

Policy DR.12	-	Hazardous Substances
Policy DR.13	-	Noise
Policy DR.14	-	Lighting
Policy CF.1	-	Utility Services and Facilities

3. Planning History

3.1	SH960993PF	Gas Compressor Station	-	Refused 13.11.96
	SH961054MZ	Proposed 132/11KV outdoor sub-station and associated overhead line supply	-	Objection 13.11.96
	SH1/96	Hazardous substances consent for a gas compressor station	-	Not determined
	SH970178PF	Gas Compressor Station	-	Withdrawn
	SH970179PF	Gas Compressor Station	-	Approved 02.05.97
	SH2/97	Hazardous substances consent for a gas compressor station	-	Approved 02.05.97

4. Consultation SummaryStatutory Consultations

- 4.1 The Environment Agency has no objections in principle but has suggested conditions to be attached to any approval.

- 4.2 English Nature have not commented.
- 4.3 The Countryside Agency have acknowledged receipt of the consultation but made no comment.
- 4.4 Department of Communities and Local Government has acknowledged receipt of the Environmental Statement but made no comments.

Internal Council Advice

- 4.5 The County Archaeologist is satisfied that the mitigation measures proposed are appropriate and has no objection subject to the imposition of an appropriate watching brief condition on any permission.
- 4.6 The Team Leader, Landscape and Bio-diversity, has been involved in negotiations with the developer over the precise siting of the development and its landscaping. She supports the view that the development will result in enhanced habitat opportunities through landscape mitigation works and that, along with the habitat which has been created around the existing site, the development will encourage a greater diversity of flora and fauna. She has requested adjustments to the details of the landscaping scheme which, at the time of drafting this report, are in preparation.
- 4.7 The Building Conservation Officer does not object and considers that the development will not detract significantly from the setting of the Grade II Listed buildings at Great Treadow.
- 4.8 The Transportation Manager does not object, subject to conditions on visibility splays and routing arrangements.
- 4.9 At the time of drafting this report the comments of the Public Rights of Way Officer were still awaited.

5. Representations

- 5.1 Neither Hentland nor Peterstow Parish Councils have objected.
- 5.2 Representations have been received from the Herefordshire branch of the Campaign to Protect Rural England:
- acknowledging the national importance of the development
 - expressing concern at the visual impact on 'this rolling countryside, which is very close to the Herefordshire part of the Wye Valley Area of Outstanding Natural Beauty'
 - recommending an increase in the landscaped 'bunds' around the site
 - questioning whether an alternative site nearby could be used instead
 - raising the issues of light and noise pollution.
- 5.3 Representations have been received from, and on behalf of, the following properties in the vicinity of the site:

Minnett Farmhouse, Peterstow
Little Peterstow Farm
Little Peterstow Barn
Hendre Cottage, Glewstone
Little Peterstow Orchards

They raise the following concerns:

- an alternative siting to the south or to the west of the existing site would be less visually obtrusive
- the development would prevent the use of the historic right of way along Hell's Ditch
- expressing concern at the cumulative effect of a second installation
- concern about noise, fumes and light pollution
- the development involves the loss of grade 2 agricultural land
- there will be a severe adverse visual impact especially when viewed from Little Peterstow Barn.

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. Officer's Appraisal

- 6.1 The development proposals which are the subject of this planning application are part of a wider strategic development of national importance, i.e. the connection from the port facilities at Milford Haven into the national grid for transporting natural gas. At some point along the route there has to be a connection with existing infrastructure and, as is made clear in the Environmental Statement, it needs to be somewhere along the length of the line east of the Brecon Beacons. The existing gas compressor station at Peterstow is the most practical point. The applicant has assessed some 13 alternative lines for the main pipeline and the one which passes through Peterstow is the result of exhaustive testing of alternatives. There can be no doubt that it is in the national interest to have this installation somewhere in the close vicinity of the existing Peterstow site.
- 6.2 The choice then becomes one of exactly where to place the new facility. It cannot, practically, be added on to the existing infrastructure within the existing compound and therefore requires its own separate compound. The Environmental Statement which accompanies the planning application canvasses five different options close to the existing site and demonstrates that the one now proposed is the one with the least impact on the wider landscape, including public views from the A4137 and the nearest dwellings, with one exception. The site is clearly visible from Little Peterstow Barn from a distance of around 260 metres and it will have an adverse impact on the outlook from that property.
- 6.3 The most appropriate development plan policy is the Herefordshire Unitary Development Plan Policy CF.1, Utilities and Infrastructure, to which the Inspector has recommended no change. It therefore carries significant weight. The policy is:

CF1 Utility services and infrastructure

Proposals for the development of new utility infrastructure or extensions to existing facilities or works designed to meet the needs of the community or the local economy or to improve the environment should not:

1. adversely affect the amenities of nearby residents or other sensitive uses; or

2. adversely affect the character and quality of the Malvern Hills or Wye Valley AONB or significantly impact upon the landscape character of other parts of the County.

Where necessary, proposals should include measures to mitigate any environmental impact.

- 6.4 One of the objectors has drawn attention to Regional Spatial Strategy Policy EN.1 but, as this is concerned primarily with renewable energy policy, it is not as directly relevant as UDP Policy CF.1.
- 6.5 In the above context the key potential adverse impacts of the development are likely to be:

impact on the wider landscape
impact on heritage assets
impact on bio-diversity
noise
light
visual impact on Little Peterstow Barn

Landscape

- 6.6 Considerable efforts have gone into minimising the impact of the proposed installation in the landscape. The total land take of two hectares is much larger than is required solely for the actual level area of compound itself. The total site includes a wide margin of landscaping along with a cut-and-fill layout to minimise impact of the site. However, because the land slopes down significantly to the east, at this end of the site it will sit up out of the landscape. An extensive perimeter planting layout has been negotiated and, assuming that the landscaping develops as well around this installation as it has around the existing installation, then within a few years public views will largely comprise of the perimeter planting rather than the installation itself.
- 6.7 There are significant constraints on all the other alternative sites examined, including those suggested by some of the objectors. The site currently proposed has the advantage of space around it for substantial planting which should ameliorate the adverse impact on the wider landscape.
- 6.8 In response to concerns about the impact on Little Peterstow Barn and the apparent availability of an alternative siting (identified as 'Site D') the applicant has submitted the following further information about site D.

"As part of the site selection process, Site D was considered but discounted for a number of environmental and engineering reasons.

Environment

The overall constraints map indicates the features in Site D. These include a locally important archaeological feature (a historic parish boundary) which runs across Site D to the corner of Peterstow Compressor Station and a field boundary with Site E, which is made up of a mature tree and hedgerow mix. Consequently, Site D would be too small to accommodate the proposed PRI without extensive loss of trees and hedgerow along field boundaries.

Drainage issues within Site D have also become apparent. Sites D, E and C naturally drain to the low-lying eastern corner of Site D. The high lying north and north-eastern areas of Site D also naturally drain into a wet area between Peterstow Compressor Station and the historic parish boundary, as witnessed in our recent site visit where significant surface water was evident on the site. These natural flows would require extensive diversions and it is doubtful if the Flood Risk Assessment would indicate the site acceptable.

Engineering

The overall constraints map also indicate engineering features, i.e. gas main feeders 2 and 23 extending east, west across the northern edge of Site D, these mains constrain the site making it too small to accommodate the proposed PRI.

Putting aside the environmental constraints, locating the PRI in Site D would require extensive engineering works. As the new 48" pipe approaches the site from the north-west, it would require pipework crossings of the gas main feeders in no less than 5 locations.

These include 2 nr. 48" dia. Crossings, 2 nr. 24" dia. Crossings for connection to feeder 2 and 1 nr. 24" dia. Crossing for connection to Peterstow Compressor Station. These works would generate significant additional excavations and associated earthworks, increasing the construction impact on the site.

In summary, considering the archaeological, environmental, potential drainage and engineering constraints, as well as the limitations in physical size of the site, D is considered unsuitable for the proposed PRI."

Heritage

- 6.9 The principal heritage assets are the setting of the listed buildings at Great Treaddow and the archaeology of the site. Both the Building Conservation Officer and the County Archaeologist find the proposals acceptable.
- 6.10 Hell's Ditch has been treated as a heritage asset not to be damaged in any way. An example of this is the pipework connections between the existing and proposed site will be bored underneath it rather than using a trench cut and fill. However, one objector has produced evidence that the former Hereford and Worcester County Council regarded it as a public right of way. The development proposals do not directly impact on it as a public (or private) right of way but future users will find themselves passing between two securely fenced compounds, one to each side, as they travel along the existing line of the route. The field access gate at the western end will be reinstated as part of the development but this does not of itself prevent its potential use as a right of way.

Bio-diversity

- 6.11 The Team Leader, Landscape and Bio-diversity has confirmed that the development will lead to an improvement in the bio-diversity of the site.

Noise

- 6.12 Apart from construction noise the new use is unlikely to create any noise nuisance to the nearest residential properties.

Light

- 6.13 The security lighting for the site will be as low key as possible. The lighting for the existing site is not visible from outside the site. It is only required in limited circumstances anyway and will not, typically, be evident outside the early evening hours in winter.

Visual Impact on Little Peterstow Barn

- 6.14 This is the key de-merit of the development as will have been seen from the site visit. Little Peterstow Barn is the only residential property with a direct line of sight to the site. It is approximately 260 metres away. The principal view affected is from the rear garden rather than the principal lounge windows in the house itself. The existing site is very well screened by Hell's Ditch such that the largest building on the site, which is over 8 metres high, can only just be seen. There is a realistic prospect that, when the landscaping around the existing site matures, a similar degree of screening will be achieved. In these circumstances the degree of impact on the view from this one residential property is not sufficient to demonstrate non-compliance with UDP Policy CF.1 or to outweigh the other material benefits of the development taking account of the mitigation measures set out in the Environmental Assessment and the degree of compliance with the other planning policies referred to in Section 2 above.

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. B11 (Details of external finishes and cladding (industrial buildings))**

Reason: To secure properly planned development.

- 3. D01 (Site investigation - archaeology)**

Reason: To ensure the archaeological interest of the site is recorded.

- 4. F06 (Restriction on noise levels)**

Reason: To safeguard the amenity of the area.

- 5. 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 the developer has submitted, and obtained written approval from the local planning authority for an addendum to the Method Statement. This addendum to 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.

6. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, vessel or the combined capacity of interconnected tanks or vessels plus 10%. All filling points, associated pipework, vents gauges and sight glasses must be located within the bund or have separate secondary containment. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground and protected from accidental damage. All filling points and tank/vessels overflow pipe outlets shall be detailed to discharge downwards into the bund.

Reason: To prevent pollution of the water environment.

7. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

Reason: To prevent pollution of the water environment.

8. Prior to the commencement of development a scheme for the treatment and disposal of condensate discharge from the boiler shall be submitted to and agreed in writing by the local planning authority.

Reason: To prevent pollution of the water environment.

9. All foul drainage shall be contained within a sealed and watertight cesspool, fitted with a level warning device to indicate when the tank needs emptying.

Reason: To prevent pollution of the water environment.

10. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system including the use of Sustainable Urban Drainage Systems and pollution prevention techniques has been submitted to and approved in writing by the local planning authority. Surface water generated from the site shall be limited to the equivalent Greenfield run-off rate for the site (101/sec/ha). The scheme shall be implemented in accordance with the approved details.

Reason: To prevent pollution of the water environment and the increased risk of flooding.

11. F32 (Details of floodlighting/external lighting)

Reason: To safeguard local amenities.

12. G01 (Details of boundary treatments)

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

13. G05 (Implementation of landscaping scheme (general))

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

14. G11 (Retention of hedgerows (where not covered by Hedgerow Regulations))

Reason: To ensure that the application site is properly landscaped in the interests of the visual amenity of the area.

15. G18 (Protection of trees)

Reason: To ensure adequate protection to existing trees which are to be retained, in the interests of the character and amenities of the area.

16. H26 (Access location)

Reason: In the interests of highway safety.

17. Routing of vehicles during the construction phase shall be in accordance with the applicants' Environmental Statement, i.e. restricted to use of the 'A' and 'B' category road network.

Reason: In the interests of highway safety.

18. Traffic control and management (including temporary signs and traffic lights) shall be in accordance with the Traffic Management Plan submitted for the main pipeline project as set out in the Environmental Statement.

Reason: In the interests of highway safety.

19. H03 (Visibility splays)

Reason: In the interests of highway safety.

Informative(s):**1. HN01 - Mud on highway****2. HN05 - Works within the highway****3. HN22 - Works adjoining highway****4. Developers should incorporate pollution prevention measures to protect ground and surface water. We have produced a range of guidance notes giving advice on statutory responsibilities and good environmental practice which include Pollution Prevention Guidance Notes (PPG's) targeted at specific activities. Pollution prevention guidance can be viewed at: <http://www.environment-agency.gov.uk/business/444251/444731/ppg/>.**

The applicant should also contact Jeremy Churchill to agree pollution prevention measures that may be required during construction and post construction phases.

- 5. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.
- 6. Your attention is drawn to Annex B10, of PPS.25, which states that ... 'In making an assessment of the impacts of climate change ... increases in rainfall intensities of up to 15% by 2110 may provide an appropriate precautionary response to the uncertainty about climate change impacts on rainfall intensities'.
- 7. Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). This approach involves using a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands to reduce flood risk by attenuating the rate and quantity of surface water run-off from a site. This approach can also offer other benefits in terms of promoting groundwater recharge, water quality improvement and amenity enhancements. Approved Document Part H of the Building Regulations 2000 sets out a hierarchy for surface water disposal which encourages a SUDS approach.

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

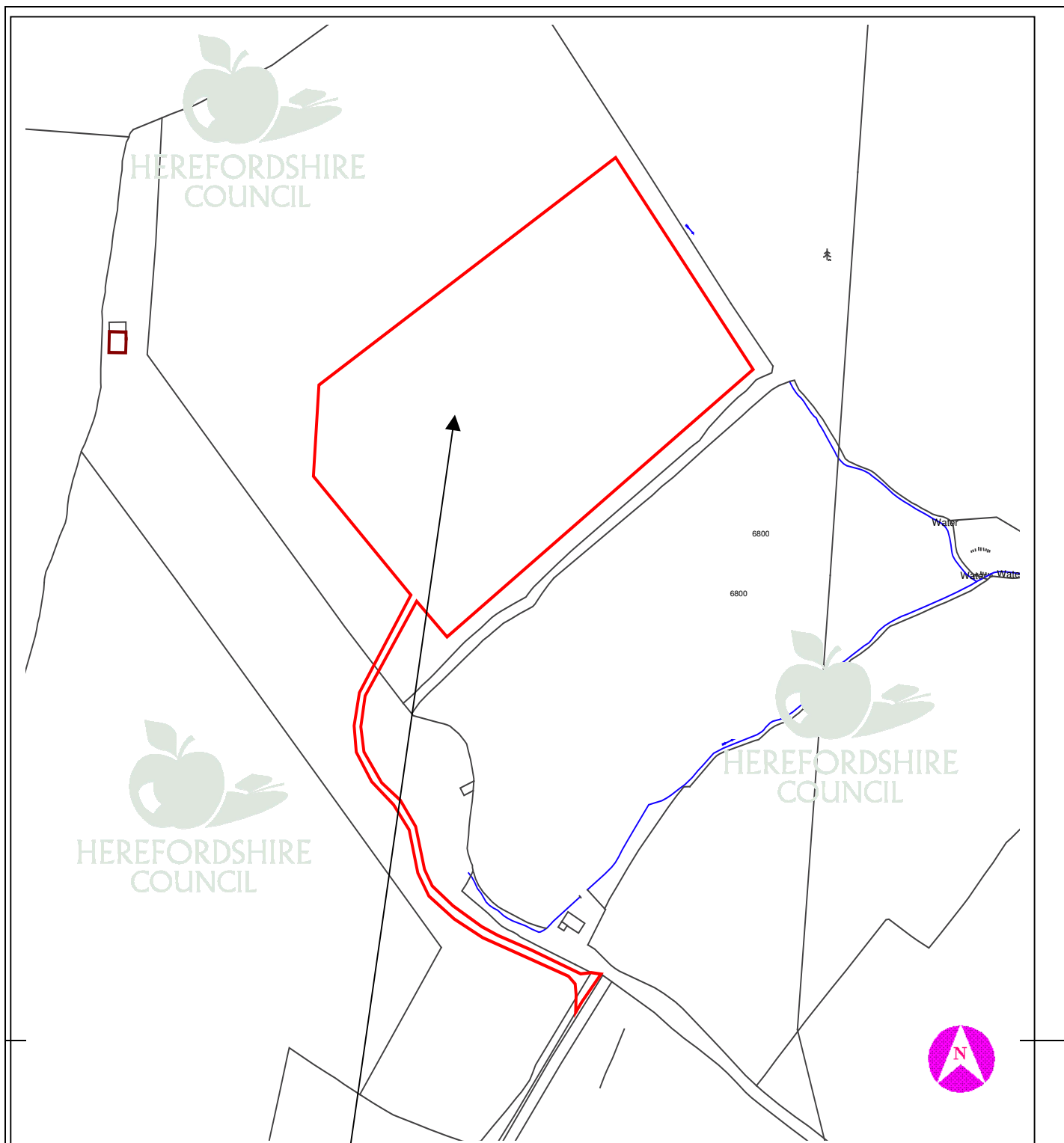
Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



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APPLICATION NO. DCSW2006/1298/F

SCALE: 1:2500

SITE ADDRESS : Land adjacent to Peterstow Compressor Station, Treaddow off the A4137 Hentland, Herefordshire, Grid. Ref. SO: 545/240

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Non-Technical Summary

Introduction

National Grid has a statutory obligation to develop and maintain a safe, efficient, co-ordinated and economical pipeline system for conveying natural gas. The Brecon to Tirley pipeline and associated works are part of the Milford Haven Gas Connection Projects. These involve the construction of new gas transmission pipelines from two new Liquid Natural Gas terminals at Milford Haven in South Wales to Tirley near Tewkesbury at which point they connect with the National Transmission System (NTS) at Treaddow near Peterstow in Herefordshire and at Corse near Tirley in the Forest of Dean.

Murphy Pipelines Ltd has been appointed by National Grid to design and build a section of the proposed pipeline from Brecon to Treaddow to Tirley and its associated works.

This Environmental Statement is focussed upon the proposed Treaddow Pressure Reduction Installation (PRI) that would form one of the connections from the new Brecon to Tirley pipeline to the existing NTS. The function of the Treaddow PRI is to filter, meter and regulate the pressure of in-coming gas before relaying it into the existing NTS.

The proposed Treaddow PRI site is located in an agricultural field in the County of Herefordshire, approximately 500m east of the settlement of Treaddow and approximately 4km to the west of Ross-on-Wye. The existing Peterstow Compressor Station lies directly to the south of the proposed site. The site would be approximately 1.9 hectares in size and would be ringed by a security fence. It is anticipated that the site preparation for the development would begin in late summer/autumn 2006, subject to planning permission.

Site Selection

A connection to the existing NTS pipeline is required at Peterstow as this is the nearest practical point to the existing NTS pipeline network east of the Brecon Beacons National Park. A connection at this point is also required to provide greater security of supply in the event that the section of new or existing pipeline between Peterstow and Tirley needs to be closed for maintenance purposes.

Within the general vicinity of the existing Compressor Station at Peterstow, a number of locations were reviewed during design feasibility study having regard for environmental and engineering design considerations to identify the preferred site. Environmental considerations included avoidance of known environmental features and protected areas, possible visual impact, proximity to sensitive receptors, plus the ability to screen and landscape the site.

Archaeology and Cultural Heritage

An archaeological desk based assessment was undertaken to identify heritage features and the potential for archaeological finds within the locality of the proposed PRI.

The assessment identified the need to ensure that the setting of two listed buildings, Great Treadow Farmhouse and Great Treadow Farm, is not impacted by the proposed development.

The development site borders the Hentland and Harewood/Peterstow parish boundary on its south eastern perimeter which is of possible archaeological interest.

Mitigation strategies to avoid impacts to these archaeological features include the following main elements:

- design of the PRIs is being undertaken in conjunction with Landscape and Visual assessment work to ensure the design is in keeping with setting to avoid detrimental impact to the listed buildings;
- scale and colour of the installation would be carefully considered to avoid detrimental impacts;
- a geophysical survey of the whole site has been undertaken ahead of construction.
- an archaeology watching brief would be undertaken during construction to deal with any un-anticipated archaeological remains.
- where services must cross the parish boundary a cross section would be recorded and sampled.

Ecology

An ecological assessment was undertaken during January, February and April 2006. The report assessed the ecological value of the study area, with consideration for the possible presence of any rare or protected species or sensitive habitats.

No statutory protected sites are located within the study area although a Special Wildlife Site (designated by Herefordshire Wildlife Trust), Wilson Farm Ponds, is located approximately 1km east of the site. This is unlikely to be impacted by the works however.

The development would principally impact arable farmland and habitats of minimal ecological value. Construction of the access track would necessitate loss of a number of poorly conditioned crack willows and an isolated section of hedgerow.

Biodiversity is anticipated to be improved through landscaping and planting with native species typical of the local area, including berry bearing species that may benefit wintering birds as a food source, and through the construction of a reed bed habitat.

Surveys have been carried out to confirm the presence / likely absence of Great Crested Newts in ponds within 500m of the development site. Newts have been found in a pond to the west of PRI site, and a standard capture and exclusion programme will be implemented to minimise impacts to this species. These works will be completed under a licence issued by Defra. Mitigation will include the provision of suitable terrestrial and breeding habitat for this species

No habitats suitable for commuting, foraging or roosting bats are likely to be impacted by the scheme. However, a bat survey would be carried out prior to construction works to make an assessment of activity on site. The landscaping and planting proposals include provision for reinforcing existing hedgerows which should serve to improve their potential value as commuting routes.

Bird surveys have been undertaken to identify species likely to be breeding on site. Additional surveys will be undertaken to check for possible presence of ground nesting birds ahead of construction. Deterrent measures (e.g. use of bird scaring tape) will be implemented to deter ground nesting birds, notably sky lark.

Water discharges would be subject to Environment Agency (EA) control to ensure no detrimental impact to water quality in Luke Brook and other watercourses, including the Wilson Farm Ponds Special Wildlife Site.

The landscaping planting would include native species which would offer increased food and shelter for local species. It is considered likely that biodiversity would increase and overall the project is anticipated to result in a net slightly beneficial impact to ecology and biodiversity.

Water Resources

The proposed Treadow PRI is located within the catchment of the River Wye, which runs approximately 3km to the southeast. Luke Brook, a tributary of the River Wye runs past the east of the site in a south easterly direction. The site is underlain by a minor aquifer, as classified by the EA.

A series of best practice construction measures would be implemented by Murphy Pipelines Ltd to protect surface water runoff and prevent secondary impacts on adjacent water bodies and groundwater. These would include provisions to control storage and handling of fuel oils and chemicals, and measures to control erosion and wash out of silty waters and any effluents, for example. These are standard Murphy Pipeline Ltd environmental management procedures and will be implemented under the supervision of the Murphy Pipeline Ltd management team which includes a dedicated project Environmental Advisor.

Discharge consents would be agreed by the EA to control discharge of condensate from the proposed low pollution boiler as well as storm drainage. The whole site would be drained via an interceptor to prevent release of substances into surrounding water courses in the unlikely event of a leakage or spill.

This combination of effective mitigation measures would ensure that any impact of the development on surrounding water quality would be of minor significance.

The interception of the drainage system would have no more than a very minor impact on groundwater recharge and basal river flow.

Agriculture

The proposed Treadow PRI is located within an arable field classified as Grade 2 under the national Agricultural Land Classification system. Soil of either Grade 1 or 2 extends all around the proposed site and consequently the loss of this good quality Grade 2 field is unavoidable. Topsoil removed during the construction process would be utilised for landscaping purposes.

The field is currently designated under the Environmental Stewardship scheme and thus the development would result in a small reduction of land within the designated area.

Structural damage and soil compaction from construction activities would be minimised by best practice construction methods in accordance with standard Murphy Pipelines Ltd environmental management procedures. Temporary access routes would be covered with suitable material to protect the soil.

An overall adverse impact of minor significance to the local soils and agriculture is anticipated.

Landscape and Visual

The proposed development is in a rural location, characterised by a rolling landform comprising a series of low ridges and fields. Small hamlets and isolated farmsteads scatter the landscape with the existing Peterstow Compressor Station present to the south of the proposed site. The presence of electricity pylons traversing the study area detracts slightly from the overall character.

The loss of short stretches of existing established hedgerow adjacent to the proposed development site and the loss of an agricultural field would result in a minor loss of landscape features characteristic of the immediate area.

The landscape and visual assessment has regard for various sensitive receptors including surrounding residential properties, public rights of ways and highways. These receptors would be provided with a degree of visual screening from both existing, vegetation and proposed mitigation planting which would improve as it matures over time. Nevertheless elevated structures associated with the PRI (e.g. boiler stack) would

remain evident as new feature in the landscape. Earthworks, mounding and planting would impact on the existing rolling landform.

Mitigation would be provided in the form of low mounding and a robust planting framework, utilising species appropriate to the locality. During construction and in the first years of opening, the impacts are considered to be slight to moderately adverse. By year 10 the impacts are likely to be reduced to neutral to slightly adverse. The boiler house stack, which would rise above the vegetation screen, and associated water vapour plume would remain visible.

Noise and Vibration

Construction noise will be managed through standard best practice construction controls in accordance with the standard Murphy Pipeline Ltd environmental management procedures. These will include the specification of low noise generators, for example.

Controls over construction working hours would be agreed with the Herefordshire Council Environmental Health Officer (EHO). Any necessary out of hours work would be agreed in advance with the EHO.

The EHO would be advised in advance of any unusual noise generating events, for example during commissioning. Residents would also be advised of such events by letter drop and provided with telephone contact details for responsible Murphy Pipelines Ltd staff. Murphy Pipelines Ltd are committed to a transparent working relationship with the EHO and local residents to minimise any potential nuisance.

Noise in the operational phase would be mitigated through design and the specification of noise limits for plant to ensure that noise would not cause nuisance to residents of adjacent dwellings. The assessment is based on night time conditions as these are the most sensitive.

Overall a slight adverse impact can be expected as a result of disturbance from traffic and plant during the construction period and from running of plant during operations.

Traffic and Transportation

The generation of heavy vehicular traffic and movement of staff would have a slight adverse impact upon the local road system during the construction phase of the project. This would be managed through implementation of a Project Traffic Management Plan agreed with local highways authorities and police to control the routing and timing of traffic movements and provide for reinstatement of any road damage.

The operational activities associated with the PRI would generate minimal traffic given the low volumes of personnel attending the normally unmanned facility. The overall impact to traffic and transportation is considered to be neutral.

Socio-Economic

The scheme provides strategic national benefits in terms of improved security of gas supply.

The development of the Treadow PRI is not predicted to result in any significant change to the local economy in the long term. There would be some benefits to local trade during the construction period.

Tourists visiting the surrounding Peterstow area would not be significantly affected by the proposed development. The existing and proposed sites are well screened in the surrounding landscape.

Overall the residual socio-economic impact to the local area is considered to be neutral.

Air Quality

Best practice construction measures would be implemented to minimise generation of dust and prevent nuisance. These would include measures such as sheeting of bulk transport lorries and stockpile dampening, for example.

Traffic movements would be controlled in accordance with the Project Traffic Management Plan. Residual impacts of traffic on air quality would be localised and of slight adverse significance.

There is unlikely to be any significant impact on local air quality associated with traffic movements during the operation phase of the proposed development.

A low emissions boiler is proposed to ensure no significant effects on air quality during operation.

Natural gas conveyed through the PRI facility is pre-treated upstream and presents no odour concern. Natural gas is lighter than air and any emissions would be quickly dispersed and present no significant public health threat.

It is considered that the overall impact on local air quality is likely to be of neutral significance during operations.

Waste Management

The construction and operation of the Treadow PRI would generate small quantities of waste. Waste materials would be recycled where possible or disposed of off site using appropriate licensed waste management contractors. Options for eliminating, reducing, recycling and responsibly disposing of the wastes would be subject to regular review by both Murphy Pipelines Ltd and National Grid subject to the requirements of their respective ISO 14001 certified Environmental Management Systems.

9 DCSE2006/1450/F - ERECTION OF NEW DWELLING IN GARDEN OF THE SHRUBBERY. NEW ACCESS FROM HIGHWAY AT THE SHRUBBERY, CAMP ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5NA

For: Mr. & Mrs. F. Price per Geoff Jones Architect, 53 Broad Street, Ross on Wye, Herefordshire, HR9 7DY

Date Received: 12th May 2006 Ward: Ross-on-Wye East Grid Ref: 60593, 24038
Expiry Date: 7th July 2006

Local Members: Councillor Mrs. C.J. Davis and Mrs. A.E. Gray

1. Site Description and Proposal

- 1.1 The site lies on the eastern side of Camp Road, to the east of the town centre of Ross-on-Wye, and within the Wye Valley Area of Outstanding Natural Beauty. The site currently forms part of the residential curtilage of The Shrubbery. The Shrubbery is a detached, two storey property that occupies a corner plot between Camp Road and Alton Avenue. Vehicular access and parking to serve The Shrubbery is off Alton Avenue.
- 1.2 The site is essentially rectangular (some 11.5 metres by 29 metres) and flat, with a conifer hedge to the roadside boundary. Immediately to the south of the site there is a detached, two storey dwelling, known as Chase View. The eastern side of Camp Road comprises semi-detached and detached properties. On the opposite side of the road to the application site there is a terrace of ten, two storey properties.
- 1.3 Planning permission is sought for the erection of a detached, two storey dwelling. The proposed dwelling would be some 9.8 metres wide by 11 metres and a roof ridge height of some 7.3 metres. The dwelling would be set back a minimum of some 3.5 metres from the footway. The property would provide three bedrooms (one with ensuite facilities) and a bathroom at first floor and kitchen, utility, lounge and dining room at ground floor.

2. Policies

2.1 Department of Environment

PPG3	-	Housing
PPG13	-	Transport

2.2 Hereford and Worcester County Structure Plan

Policy CTC1	-	Development in Areas of Outstanding Natural Beauty
Policy CTC9	-	Development Criteria
Policy H16A	-	Housing in Rural Areas
Policy H18	-	Residential Development in Rural Settlements

2.2 South Herefordshire District Local Plan

Policy GD1	-	General Development Criteria
Policy C5	-	Development within Areas of Outstanding Natural Beauty
Policy C43	-	Foul Sewerage
Policy SH14	-	Siting and Design of Buildings
Policy T1A	-	Environmental Sustainability and Transport
Policy T4	-	Highway and Car Parking Standards

Part 3 – Chapter 37 – Ross on Wye

Policy 3	-	Infill Sites for Housing
Policy 4	-	Primarily Residential Areas
Policy 5	-	Housing in Built-up Areas

2.4 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Part 1

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy S3	-	Housing
Policy S6	-	Transport

Part 2

Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy LA1	-	Areas of Outstanding Natural Beauty
Policy H13	-	Sustainable Residential Design
Policy H14	-	Re-using Previously Developed Land and Buildings
Policy H16	-	Car Parking
Policy CF2	-	Foul Drainage
Policy T11	-	Parking Provision

3. Planning History

3.1	SH90/0533/PO	One two-storey dwellinghouse and garage.	-	Granted 13.06.1990
	SE2005/3714/O	One three-bedroom dwelling with garage.	-	Refused 11.1.2006

4. Consultation SummaryStatutory Consultations

4.1 Welsh Water - no objections, recommend conditions.

Internal Council advice

4.2 The Traffic Manager raises no objection. The off road parking provision is of benefit and outweighs the inability for vehicles to turn within the site. This is the case with other properties in the vicinity of the site.

5. Representations

5.1 A letter was submitted with the application by the applicants' agent. It states that:

- the storm water from the new house and The Shrubbery will be taken to soakaways in the garden of the new house. The foul waste will be connected to the main sewage system.

5.2 Ross-on-Wye Town Council raise no objections.

5.3 One letter of representation has been received from D.T and P Butler of 9, Milton Terrace, Camp Road. The main points raised are:

- Vehicle access to the road is congested, people from Gloucester Road park on Camp Road as they have no room in front of their own properties.
- Proposed dwelling would be immediately opposite the front of our property. Trees have already been cut down.
- The sewers are overloaded and frequently block. Another dwelling can only make this worse.

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. Officer's Appraisal

6.1 The main issues, in the consideration of this application are the principle of residential development, the impact on the character of the area, the affect on the neighbouring properties, highway safety and drainage arrangements.

6.2 The site is within a primarily residential area and the Ross-on-Wye settlement boundary. The Local Plan policies permit new residential, infill development within the defined settlements subject to certain specified criteria. Furthermore PPG 3 – Housing and the Unitary Development Plan advocate the efficient use of land, particularly in sustainable locations with good access to facilities and public transport. Therefore it is considered that the principle of residential development on the site is acceptable.

6.3 The proposed dwelling would be of a similar scale, height and design to others within Camp Road. The design includes features such as a chimney, contrasting brick detailing and a porch. The dwelling to plot ratio would be similar to the existing development in Camp Road and would not appear cramped. Parking is proposed to the front of the dwelling, along with a brick wall to the left hand side of the front boundary. This would not be dissimilar to the existing character of the road. It is therefore considered that the proposed dwelling would be in keeping the existing character of the area.

6.4 The window openings are predominantly sited within the eastern and western elevations of the proposed property, with the exception of a ground floor kitchen window in the northern elevation and a ground floor lounge and first floor bathroom window in the southern elevation. There are no windows in the northern elevation of Chase View and as such the proposal would not enable direct loss of privacy to this property. In relation to The Shrubbery only a ground floor window is proposed. Consequently there would not be direct overlooking between The Shrubbery and the proposed dwelling. With regards the objectors' property, 9 Milton Terrace, it is considered that as the proposed dwelling would be on the opposite side of Camp Road and some 26 metres at the nearest point, the proposal would not adversely affect their privacy or residential amenity. In this suburban context the dwelling would not have an adverse overbearing impact.

- 6.5 The proposal includes the provision of two off road parking spaces. Taking into account the proximity to the town centre, public transport, policies T4 of the Local Plan and T11 and H16 of the Unitary Development Plan and PPG13, it is considered that the proposal would be acceptable in highway safety terms. Furthermore the Traffic Manager raises no objections.
- 6.6 Welsh Water have raised no objections, subject to conditions requiring the surface water and land drainage to be drained separately from foul water. The applicants' agent has confirmed that the storm water from the new house and The Shrubbery will be taken to soakaways in the garden of the new house and the foul waste will be connected to the main sewage system.

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 B01 (Samples of external materials)

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

3 E18 (No new windows in specified elevation)

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

4 E19 (Obscure glazing to windows)

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

5 H10 (Parking - single house)

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

6 W01 (Foul/surface water drainage)

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

7 W02 (No surface water to connect to public 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.

8 W03 (No drainage run-off to public system)

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

9 W04 (Comprehensive & Integrated drainage of site)

Reason: To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system.

Informative:

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

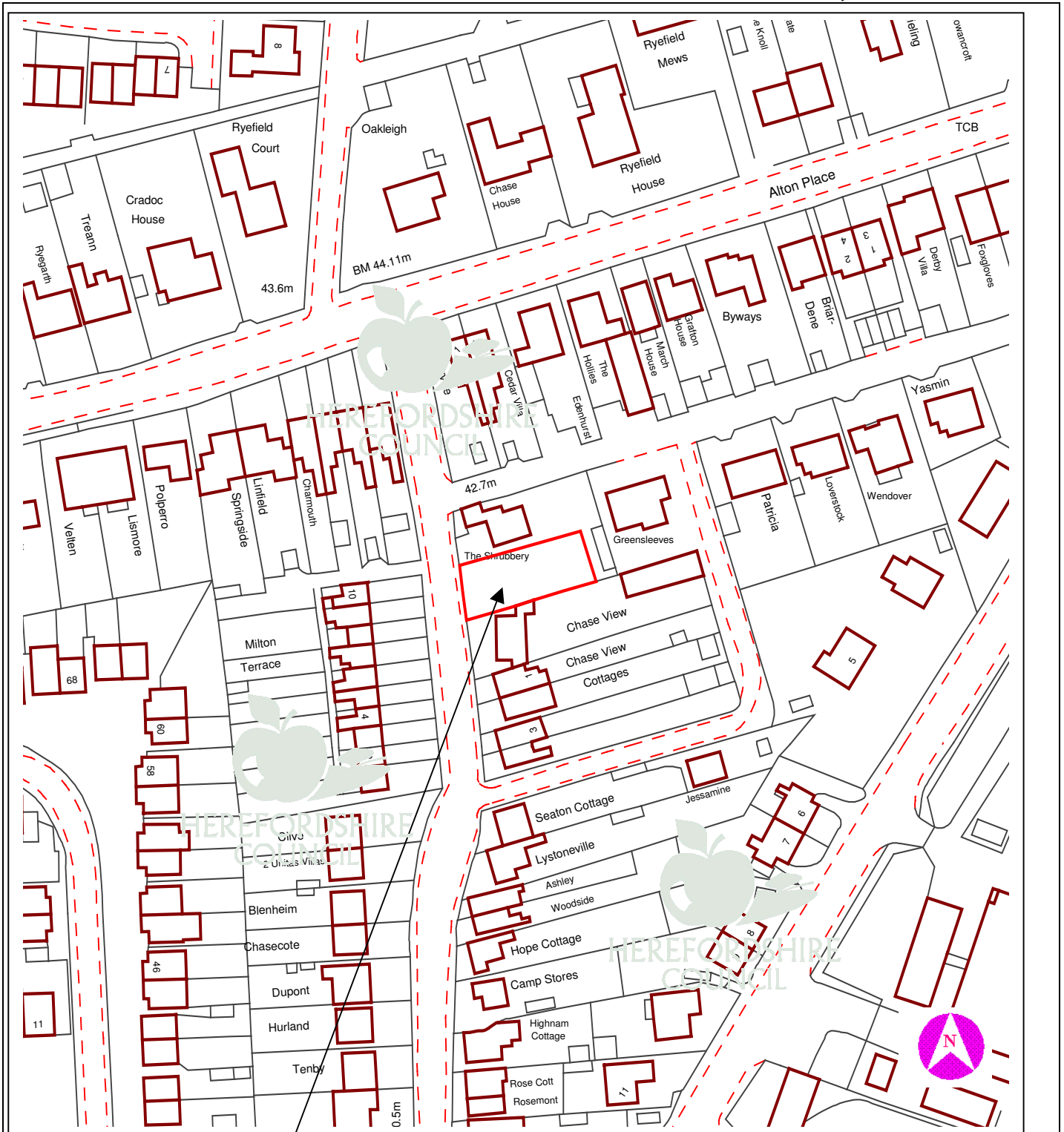
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/1450/F

SCALE : 1 : 1250

SITE ADDRESS : The Shrubbery, Camp Road, Ross-on-Wye, Herefordshire, HR9 5NA

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10 DCSE2006/1431/A - ILLUMINATED FASCIA LETTERS, FASCIA SIGN, 2 ENTRANCE FEATURES, POLE SIGN, PYLON SIGN AND DIRECTIONAL SIGN. NON ILLUMINATED ACTIVITY PANEL, CUSTOMER PARKING, WELCOME, DEALER, SALES, PARTS SIGN AND FLAGS AT OVERROSS GARAGE LTD, OVERROSS STREET, ROSS-ON-WYE, HR9 7AS

For: Overross Garage per Tara Signs Ltd, St. Peters Place, Western Road, Lancing, BN15 8SB

Date Received: 11th May 2006 Ward: Ross-on-Wye East Grid Ref: 60238, 24574
Expiry Date: 6th July 2006

Local Members: Councillors Mrs. C.J. Davis and Mrs. A.E. Gray

1. Site Description and Proposal

- 1.1 Overross Garage occupies sites on either side of Overross Street to the south-west of Brookfield Road. These premises adjoin residential properties except for the south-eastern site which also abuts The Plough Inn and Rudhall Brook. The proposed signs would be on the forecourts or attached to the front or sides of the existing buildings. These would replace existing signs which are in an outdated format.
- 1.2 As submitted 18 signs were proposed ranging from a small 'welcome' sign attached to a glazed door to 6.5m high illuminated pole and pylon signs. In response to a request by officers it has been agreed that two signs will be omitted: an illuminated fascia sign and a group of 3 flags and pole which was to be displayed at the western extremity of the site. The two other signs will be reduced from 6.5 m to 4.5 m high. On the north-west side (Overross Garage) a new fascia sign is proposed (grey individually illuminated letters on a white background together with a new logo (illuminated) attached to a yellow plastic entrance feature (maximum dimensions 4.2 m x 4.3 m) on either side and above the entrance door. The latter would require removal of the existing canopy. On the other site (Renault Minute) the fascia sign would be dark grey lettering on light grey and illuminated for part of its length by overhead trough lighting. The illuminated logo on yellow plastic panel would be beside the entrance door and 0.8 m wide x 2.4 m high. Signs itemising the service work undertaken at Renault Minute would be attached to the building and part of a 4.5 m high pylon with an illuminated sign (Renault Minute) above. Opposite the pylon would be a 4.5 m high illuminated pole sign. Next to this would be a lower sign (about 2 m high x 1.8 m wide directing customers to parking, showroom, parts and Renault Minute (dark grey on lighter grey). The remaining signs would be above doors, on doors or wall mounted parking signs.

2. Policies

2.1 South Herefordshire District Local Plan

Policy C50	-	Advertisement Control
GD1	-	General Development Criteria

3. Planning History

- | | | | | |
|-----|------------|---|---|--------------------|
| 3.1 | SH930087A1 | Fascia signs, pole signs, directional sites, entrance post and wall sign. | - | Consent
16.3.93 |
| | SH940435PF | Valeting bay | - | Refused
26.5.94 |

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 The Traffic Manager recommends that a condition regarding the level of illumination be imposed.
- 4.3 The Conservation Manager does not object in principle but recommends a reduction and simplification of the signs bearing in mind the adjacent listed building and approach to the Conservation Area.

5. Representations

- 5.1 Town Council has no objection to the proposed advertisements.
- 5.2 Three letters have been received expressing objections to the proposals on the following grounds:
- (1) within a residential area and on one of main gateways to town centre and advertising must be compatible with this location : this is questioned,
 - (2) height of flags and pole sign (no. 18 on the plan) at 12 m is excessive and would protrude above roof line of adjoining Inn and chapel - but not visible from any other road,
 - (3) the pole and pylon (nos 16 and 17) are also seriously obtrusive and should be re-considered and at the very least reduced in height,
 - (4) need for overhead illuminated signs is questioned as wildly extravagant and too high above the signs so that visible from nearby houses and gardens,
 - (5) existing problems from lights at the garage during the night and nos. 5, 7, 8, 9, 16, 17 & 18 will shine directly into 4 windows of a neighbour's house,
 - (6) do not want to look at lots of signs and large flags whenever we look out of window or sit on the patio.

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. Officer's Appraisal

- 6.1 Advertisement must be assessed in relation to public safety and amenity. In this case the signs the forecourt signs would not intrude on the view of motorists or be so distracting as to lead to traffic accidents. The Traffic Manager does not object provided that the level of illumination is restricted. Those signs to be illuminated would have static illumination with the maximum amount of illumination 250 cadebs/m². This is considered to be acceptable in this urban location.
- 6.2 The amenity considerations include the effect on the character and appearance of this part of Ross on Wye Conservation Area, the effect on the setting of the listed building (The Plough Inn) and the amenities of neighbours. The buildings are modern in style and the signs would be complementary. The level of illumination would not be excessive and the signs would only be lit when the garage is open to the public. The trough signs would shine downwards onto the fascia and have been reduced in number and extent since the original submission. The tall 12 m high flags and pole sign and 6.5 m pole and pylon signs would either been omitted (the former) or reduced in height (the latter). The main concern therefore is with the number of signs and their prominence. The smaller signs marking entrances and parking are acceptable. The pylon sign with list of service work undertaken is large, repeats the information on another sign and only seems to include items that would be part of standard vehicle servicing. However as there is no alternative pole/pylon sign which does not include this list the applicant is unwilling to delete this proposal. Whilst there is no objection to a replacement pole sign the proposal is too large for this location. The directional sign would add to the forecourt signage and is larger than would be ideal but on a split site it is most unreasonable to direct customers to the appropriate entrance/parking area and this sign is therefore acceptable. The remaining large sign is the entrance feature to Overross Garage. The brightly coloured plastic would be large. However provided it is recessed from the front of the building, as for the existing entrance door, it would not detract unduly from the amenities of this visually sensitive location. Positively the removal of an existing poster sign from the flank wall of the listed Plough Inn would benefit that building.
- 6.3 The omission of the most obtrusive signs and reduction in height of the 6.5 m signs with the restricted illumination should be sufficient to ensure that neighbour's amenities are not harmed. The pylon would however harm the visual amenities of the area and it is recommended that this sign be refused.

RECOMMENDATION

That

- 1) **In relation to the proposed advertisements nos. 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15 & 16 on drawing Ren 0682 planning and subject to the receipt of amended 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 **The existing advertisements at Overross Garage shall be removed prior to the display of the advertisements hereby approved or in accordance with a time-table to be submitted to and approved in writing prior to the display of the advertisements.**

Reason: In the interests of public amenity.

- 2 The level of luminance of the signs hereby granted consent shall not exceed 1 lux vertical on windows of any adjacent property or 5 lux horizontal on the adjoining highway.

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety/

- 2) In relation to the proposed advertisement no.17 that consent be refused for the following reason:

- 1 The proposed advertisement, because of its size and prominent position, would detract from the street scene and the character and appearance of this part of Ross on Wye Conservation Area. This advertisement would therefore harm public amenity and thereby be contrary to Policy C50 of South Herefordshire District Local Plan and HBA11 of Herefordshire Unitary Development (Revised Deposit Draft).

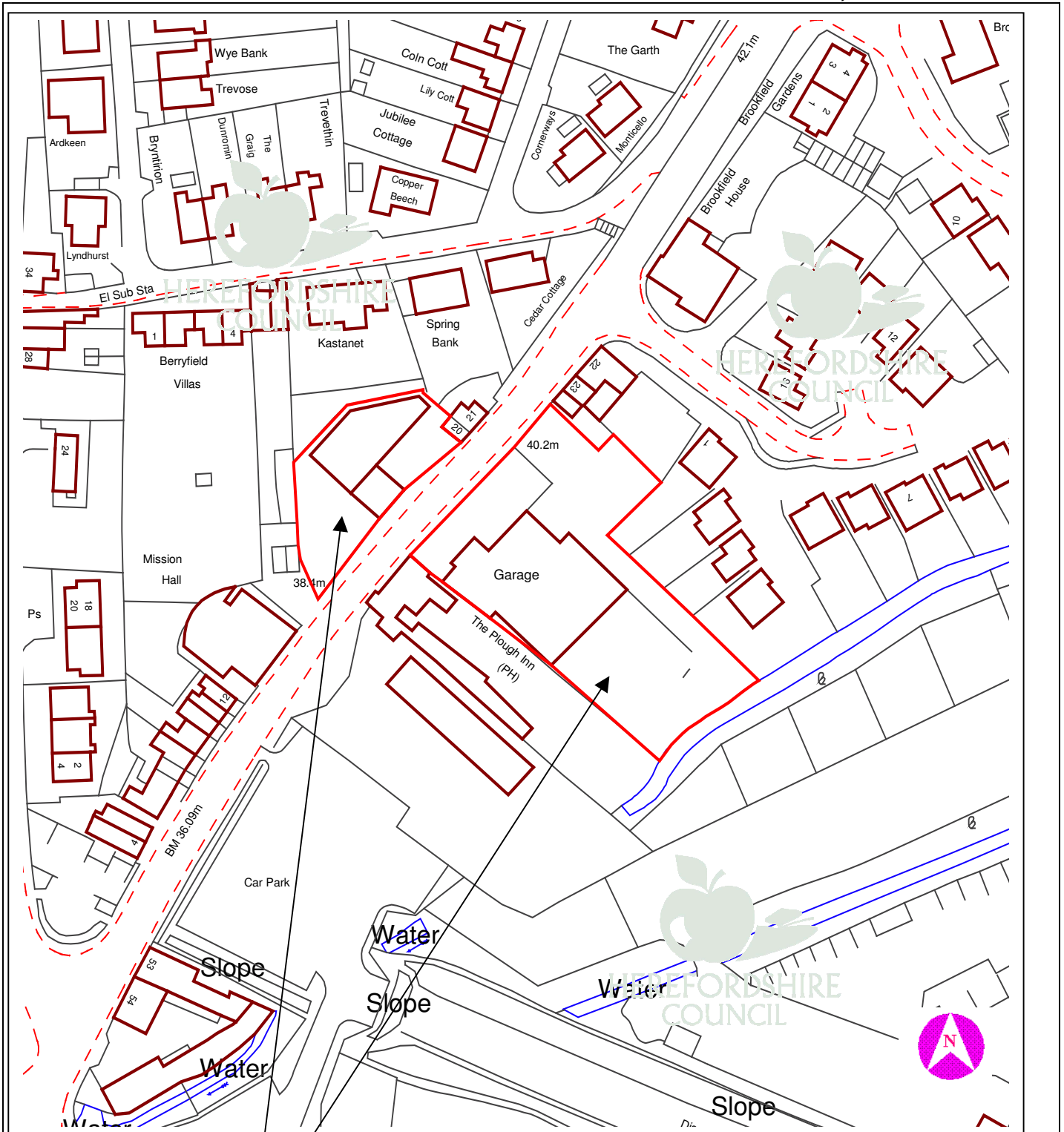
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/1431/A

SCALE : 1 : 1250

SITE ADDRESS : Overross Garage Ltd, Overross Street, Ross-on-Wye, Herefordshire, HR9 7AS

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11 DCSE2006/1358/O - ICT DEVELOPMENT, CUSTOMER SUPPORT AND SALES OFFICES AT MUDDY BOOTS SOFTWARE LTD, PHOCLE GREEN, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7XU

For: Muddy Boots Software Ltd. per Paul Dunham Associates, 19 Townsend, Soham, Cambridgeshire, CB7 5DD

Date Received: 4th May 2006

Ward: Old Gore

Grid Ref: 62502, 27031

Expiry Date: 29th June 2006

Local Member: Councillor J.W. Edwards

1. Site Description and Proposal

1.1. The application site is immediately to the south of the modern workshop, warehouse and offices (Technicrop) on the unclassified road linking the A449 (Ross - Ledbury road) and Phocle Green. The original building in the existing complex was granted planning permission in 1991 to distribute agrichemicals to farmers in Herefordshire and adjoining counties. Planning permission has been granted for a number of major new buildings and extensions. The business diversified into soil testing (Cotswold Analytical Laboratories) and developing software (Muddy Boots) for the farming industry. Although Technicrop has been sold the land has been retained by the founders of that company who now rent part of their former premises as offices for Muddy Boots. These offices are now inadequate both in terms of space and layout with the growth in demand for Muddy Boots' products. It is proposed therefore to erect a new single-storey office building on this 0.2 ha. site.

1.2 The application is for outline permission with only means of access to be determined at this stage. The access to Technicrop would be used with a short link off the existing access drive leading to a car park for 29 cars. The office floorspace would be about 550m².

1.3 An earlier planning application (SE2005/3509/F) on land to the north of Technicrop and including full details of the building was refused permission in December 2005 for the following reason:

“The proposed offices would be prominently sited in open countryside and by adding to the existing group of commercial and agricultural buildings would harm the rural character of the area. The proposal would conflict therefore with Policies C.1, ED.6, GD.1 and T.1A of South Herefordshire District Local Plan, and Policy E.11 and Strategy S.2 of Revised Deposit Draft of Herefordshire Unitary Development Plan.”

2. Policies

2.1 Department of the Environment

PPS1	-	Delivering Sustainable Development
PPG4	-	Industrial and Commercial Development and Small Firms

PPS7 - Sustainable Development in Rural Areas

2.2 Hereford and Worcester County Structure Plan

Policy E6 - Development in Rural Areas outside the Green Belt

2.3 South Herefordshire District Local Plan

Policy C1 - Development Within Open Countryside
 Policy ED3 - Employment Proposals within/adjacent to Settlements
 Policy ED5 - Expansion of Existing Businesses
 Policy ED6 - Employment in the Countryside
 GD1 - General Development Criteria
 Policy T1A - Environmental Sustainability and Transport

2.4 Herefordshire Unitary Development Plan (Deposit Draft)

Policy E6 - Industrial Development in Rural Areas
 Policy E7 - Other Employment Proposals in Hereford and the Market Towns
 Policy E8 - Design Standards for Employment Sites
 Policy E11 - Employment in the Countryside
 Policy E15 - Protection of Greenfield Land
 Policy S1 - Sustainable Development

3. Planning History

3.1 No previous applications relating to this site.

4. Consultation Summary

Statutory Consultations

4.1 No statutory or non-statutory consultations required.

Internal Council Advice

4.2 The Traffic Manager's comments are awaited.

4.3 Economic Development Manager's comments are awaited.

5. Representations

5.1 The applicant has submitted a planning statement and summary. The latter is as follows:

“Overview

Muddy Boots Software is a successful example of a rural farming based business, diversifying its operations within the food industry to become an economically sustainable business within the local community.

Muddy Boots is experiencing rapid growth in demand for its products and services fuelled by the continual consumer concerns on food safety and its origins.

Recent successes with organisations such as Marks and Spencer, Tesco, Unilever and the Compass Food Service Group has put Muddy Boots at the forefront of the industry, with these influential references and with the global nature of food sourcing Muddy Boots overseas growth is poised to accelerate.

The business has some significant challenges if it is to capitalise on its unique position, however it is already facing current short term business challenges:

- Constraint on physical accommodation
- Competitive demand for skilled ICT personnel

The Case:

- New build provides an opportunity to design and develop facilities that meet the current requirements of the business, such as open plan office accommodation that improves inter-departmental communication, one the key requirements in developing a team based philosophy amongst IT individuals who are naturally introspective.
- Meets the business philosophy to provide staff and visiting customers with an unrivalled work environment, that other organisations struggle to compete with. The development of Work/Life Balance facilities, Washroom, Changing and Exercise facilities have significant appeal to the high percentage of current and future staff that would cycle to and exercise at work if the opportunity were provided. An important contribution to Muddy Boots environmental sustainability policy criteria.
- Maintains the interdependency the businesses on site have with one another, including IT infrastructure, IT services, shared administration resources and management. Without this symbiotic relationship some businesses may not be viable.
- Basic site services such as drainage and surface water provision, power and other services can comfortably accommodate further development. Significant investment in site communication services and IT infrastructure mean that these costs would not incur.
- New build would improve the current site congestion and segregate the current diverse business activities that compromise current Health and Safety guidelines."

5.2 Parish Council's comments are as follows:

"This is a green field office development. It it was a house (or even a conservatory) it would never be allowed. There must be alternative existing empty offices in Ross or the surrounding area. Access - the road to Muddy Boots is a single track lane with a small number of passing spaces. It has blind corners and it is not capable of sustaining additional traffic. There have been several near accidents and one lorry went into a ditch its driver did not see. Muddy Boots develops agricultural software but it is not an agricultural business and therefore does not need to be located surrounded by fields. If permission is given the Herefordshire Council must do something about the access - either have a 106 agreement with Muddy Boots to put a new road from the A449 to the site (they own the land), or put some kind of traffic calming/road narrowing features at the Phocle end of the road to discourage traffic from using it as a rat run. No entry signs for HGV's are also required at the Phocle end. The felling of trees for the new site is also totally unacceptable."

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 PPS7 includes a list of objectives for rural areas and key principles to guide development. Sustainable economic growth and diversification is one objective but this must be considered alongside the objective of respect for the intrinsic qualities of the countryside and continued protection of the open countryside for the benefit of all (p.3). More specifically it is a key principle that development should be allowed within existing towns and villages where it benefits the local economy but new building in the open countryside away from existing settlements should be strictly controlled. The Government's overall aim is to protect the countryside for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and so it may be enjoyed by all.
- 6.2 These aims are reflected in the Development Plan and the emerging Herefordshire Unitary Development Plan (Revised Deposit Draft). The policies regarding development in the open countryside are broadly similar in the two documents. However the latter are more up to date and have been supported by the Inspector following a public inquiry and can be given significant weight. The proposed development is considered therefore against policies listed in paragraph 2.4 above. Policy E6 states that "the extension or expansion of existing businesses will be permitted providing that the proposal can be satisfactorily accommodated within the existing site or that suitable land for the purpose is otherwise available." In this case the new offices would not be within the existing site and there are reservations regarding the suitability of the proposed site. Furthermore this is a general policy and the explanatory paragraph (6.5.1) points out that it is important that expansion does not lead to loss of countryside. I consider therefore that the proposal does not fall within the scope of this policy and the more specific policy (E11) dealing with employment in the open countryside is the relevant policy in determining this application.
- 6.3 Policy E11 only allows employment generating uses which can be housed in existing rural buildings or are necessary to meet the needs of agriculture, forestry and mineral working or arise from farm diversification. The current proposal does not fall within these categories and would therefore be contrary to the Council's policies.
- 6.4 The applicant's planning statement (see paragraph 5.2 above) addresses the reasons why permission should be granted. The key issue is whether these are so compelling that an exception should be made to the Council's policies. It is accepted that there could be significant benefit to the business from building new offices on adjoining land. The necessary IT infrastructure is available and problems of retaining staff would not arise. The developer considers that a rural location is advantageous to the business particularly with regard to recruiting skilled personnel in competition with other businesses. It is anticipated that the number of jobs would rise from 15 in 2005 to 30 in 2007. There are also links to the existing businesses of Technicrop that would be maintained. The applicant points out that alternative sites at Ross on Wye (or say) a converted barn or agricultural building would not meet the requirements of the business. The alternative would be a move to the Hereford or the Gloucester/Cheltenham area which would have disadvantages for locally based staff and sever the strong rural identity which is held by the company to be "a significant benefit that many of our high profile customers associate with our company, one of the key elements we believe, that has been at the heart of our business success."

6.5 Nevertheless this is not a business that needs to be in a rural location. It is an international business serving national and multi-national companies rather than being tied to a local area for its trade. The benefits of IT and modern communications allow a rural location, with all its undoubted advantages, but do not require it. The proposal would be clearly visible from public viewpoints. It would be less prominent than the earlier proposal but nevertheless a new office building would harm the area's rural character. The site is not on a regular bus route and not all staff and visitors will wish to cycle or walk to work. The development would therefore be contrary to the Council's policies to encourage sustainable development that does not detract from the attractiveness of the countryside. The case advanced by the applicant does not outweigh this harm.

RECOMMENDATION

That planning permission be refused for the following reason:

- 1 The proposed offices would be prominently sited in open countryside and by adding to the existing group of commercial and agricultural buildings would harm the rural character of the area. The proposal would conflict therefore with Policies C.1, ED.6, GD.1 and T.1A of South Herefordshire District Local Plan, and Policy E.11 and LA2 and Stragety S1 of Revised Deposit Draft of Herefordshire Unitary Development Plan.**

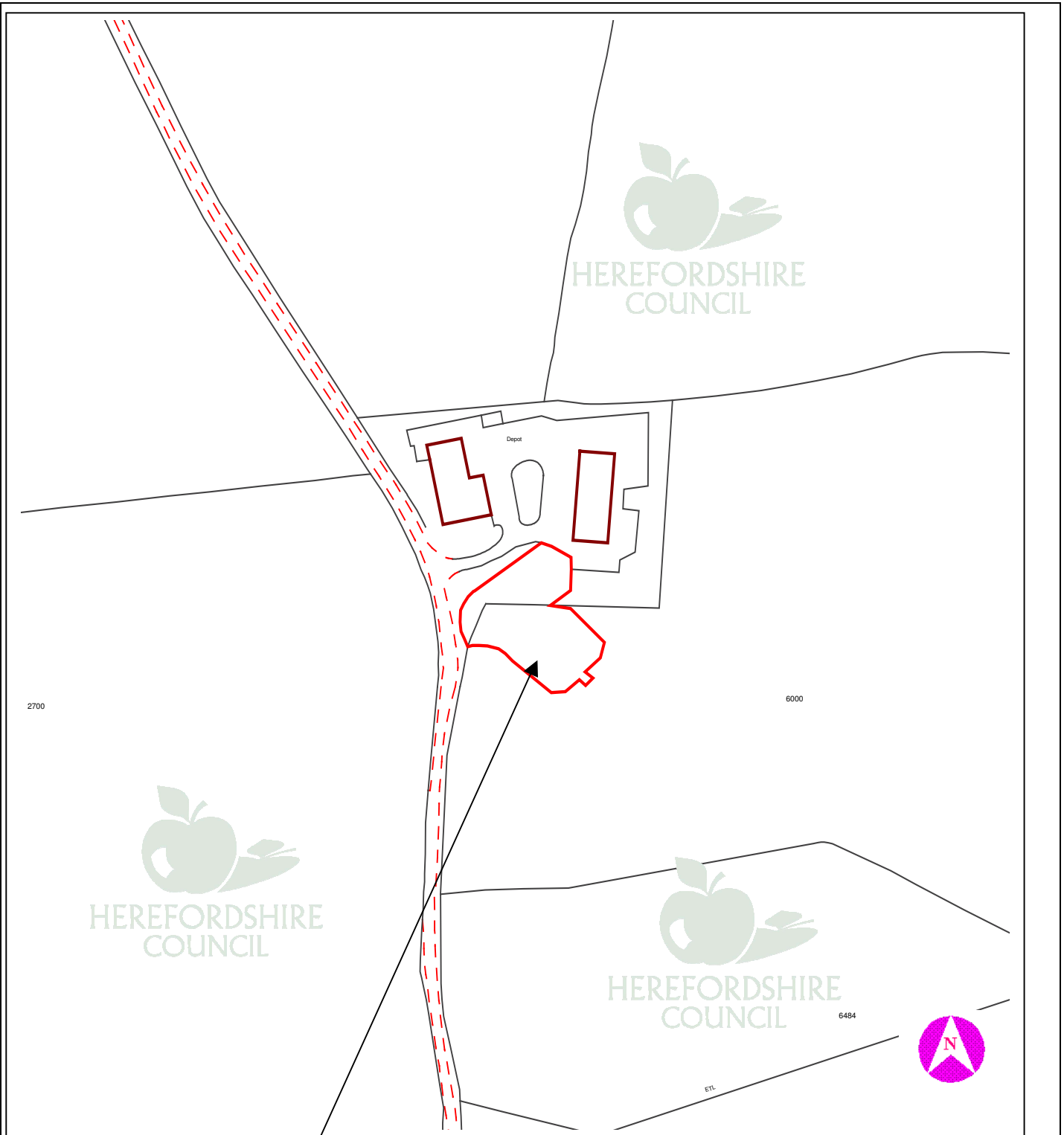
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE2006/1358/O

SCALE : 1 : 2500

SITE ADDRESS : Muddy Boots Software Ltd, Phocle Green, Ross-on-Wye, Herefordshire, HR9 7XU

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