

MINUTES of the meeting of Southern Area Planning Sub-Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday, 27th September, 2006 at 2.00 p.m.

Present: Councillor H. Bramer (Vice Chairman in the Chair)

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

In attendance: Councillors T.W. Hunt

CHAIRMAN'S ANNOUNCEMENTS

The Vice-Chairman, speaking from the Chair, informed the Sub-Committee that the Chairman, Councillor P.G. Turpin, was suffering with ill health and would not be present at the meeting. Members asked for a message of goodwill to be sent to Councillor Turpin on behalf of the sub-committee.

Members were advised that the planning application submitted by Estech would be determined by the Southern Area Planning Sub-Committee at 10:00 a.m. on 25th October, 2006. The local Ward Member, Councillor D.C. Taylor felt that it may be beneficial to hold a site inspection prior to the application being heard. A site inspection was proposed on all three grounds.

RESOLVED:

That a site inspection be held in relation to application DCSW2003/3281/N for the following reasons:

- **The character or appearance of the development itself is a fundamental planning consideration.**
- **A judgement is required on visual impact**
- **The setting and surroundings are fundamental to the determination or to the conditions being considered.**

48. APOLOGIES FOR ABSENCE

Apologies were received from Councillor P.G. Turpin.

49. DECLARATIONS OF INTEREST

The following declarations of interest were made:

Councillor	Item	Interest
G. Lucas	Item 6 – (DCSE2006/2206/F – The Chase Hotel, Gloucester Road, Ross-on-Wye, HR9 5LH) Erection of 9 apartments and associated parking.	Declared a prejudicial interest and left the meeting for the duration of the item.
H. Bramer	Item 16 – (DCSE2006/1726/F – Woodedge, Ross-on-Wye, Herefordshire) Replacement of the existing development of 42 concrete panel houses collectively known as Woodedge, plus a single masonry dwelling (11 Walford Avenue) with 53 new dwellings and associated infrastructure.	Declared an interest which was exempted by the fact that the application related to an organisation where the Member had been appointed by the Council to represent the authority.
J.B. Williams	Item 16 – (DCSE2006/1726/F – Woodedge, Ross-on-Wye, Herefordshire) Replacement of the existing development of 42 concrete panel houses collectively known as Woodedge, plus a single masonry dwelling (11 Walford Avenue) with 53 new dwellings and associated infrastructure.	Declared an interest which was exempted by the fact that the application related to an organisation where the Member had been appointed by the Council to represent the authority.

50. MINUTES

RESOLVED: That the Minutes of the meeting held on 30th August, 2006 be approved as a correct record and signed by the Chairman.

51. ITEM FOR INFORMATION - APPEALS

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

52. DCSE2006/1907/O - LAND ADJACENT TO WESTHAVEN, SIXTH AVENUE, GREYTREE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7HJ. (AGENDA ITEM 5)

Proposed residential development.

The Southern Team Leader requested that an informative be added to the recommendation limiting the number of dwellings permitted on the site to five.

In accordance with the criteria for public speaking, Mr. Parkinson, a local resident, spoke against the application.

Councillor M.R. Cunningham, one of the local Ward Members, agreed with the points raised by the local residents and felt that there were concerns regarding parking and congestion in the area, he also felt that the development could be visually overpowering to neighbouring dwellings.

In response to the points raised by the Local Ward member, the Principal Planning Officer advised Members that the application was seeking outline planning permission and that the indicative layout plans did not form part of the application. He also confirmed that the Traffic Manager had raised no objection to the application.

In response to a question raised by Councillor G.W. Davis, the Southern Team Leader advised Members that the track along the northern boundary of the site would have to be widened to a minimum of 3.5 metres. This matter would have to be resolved prior to any building works being commenced.

A number of Members supported the views of the Local Ward Member. Comments were made about the Traffic Manager's views and it was felt that traffic congestion had been underestimated.

RESOLVED:

That: (i) The Southern Area Planning Sub-Committee is minded to refuse the application subject to the reasons 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) Traffic Safety and congestion

B) Proposed density and an overbearing impact on nearby houses

(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 refer the decision to the Head of Planning Services.]

53. DCSE2006/2206/F - THE CHASE HOTEL, GLOUCESTER ROAD, ROSS-ON-WYE, HR9 5LH. (AGENDA ITEM 6)

Erection of 9 apartments and associated parking.

The Principal Planning Officer reported the receipt of a letter of support from the Council's Cultural Services Manager. He also reported the receipt of comments from the Environmental Health Officer, who raised no objection, and a letter from the applicant's agent, in support of the application.

In accordance with the criteria for public speaking, Mr. Mantle, a local resident, spoke against the application and Mr. Porter, the applicant, spoke in support of it.

Councillor Mrs. C.J. Davis, one of the Local Ward Members, felt that it would be difficult to refuse the application, as the Inspector had raised no objection to block A during the appeal.

Councillor Mrs. A.E. Gray felt that granting the application could have an adverse effect on the antiquated sewerage system in the area. She noted the comments by Welsh Water but felt that there were still serious issues regarding sewerage in Ross-on-Wye. In response to the concerns regarding sewerage, the Principal Planning Officer advised Members that conditions had been included in the recommendation ensuring that the granting of the application would not have an adverse effect on the sewerage system.

Councillor J.G. Jarvis felt that the previous planning approval for a leisure facility at the Chase Hotel would be preferable to the current application for residential dwellings. Councillor M.R. Cunningham concurred with the points raised by Councillor J.G. Jarvis and felt that approving the current application would be detrimental to the future growth of the hotel.

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. G04 (Landscaping scheme (general))

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

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

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

5. F16 (Restriction of hours during construction)

Reason: To protect the amenity of local residents.

6. E16 (Removal of permitted development rights)

Reason: To protect the parkland character of The Chase Hotel grounds.

7. F32 (Details of floodlighting/external lighting)

Reason: To safeguard local amenities.

8. 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.

9. F20 (Scheme of surface water drainage)

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

10. W01 (Foul/surface water drainage)

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

11. 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.

12. W03 (No drainage run-off to public system)

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

13. If during development, contamination (visual or olfactory) 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, a Method Statement. The Method Statement must detail how this unsuspected contamination shall be dealt with. Thereafter 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 the water environment.

14. 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.

15. Notwithstanding the approved drawings, 14 car parking spaces shall be provided in accordance with details which have been submitted to and approved in writing by the local planning authority.

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

16. The development hereby permitted shall not be brought into use until the access, turning area and parking facilities, as approved pursuant to condition no. 15 above, 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.

17. DO1 (Site investigation – archaeology)

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

18. F41 (no burning of materials/substances during construction phase)

Reason: To safeguard residential amenity and prevent pollution.

Informative(s):

1. Environment Agency advises that:

1) In terms of surface water, roof water drainpipes should be connected to the drainage system either directly or by means of back inlet gullies provided with sealing plates instead of open gratings. Soakaways should only be used in areas on site where they would not present a risk to groundwater.

2) The developers should adopt all appropriate pollution control measures, to ensure that the integrity of the aquatic environment, both groundwater and surface water, is assured. 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 the specific activities. Pollution prevention guidance can be viewed at: <http://www.environment-agency.gov.uk/business/444251/444731/ppg/>

2. Welsh Water advises that two public sewers cross the proposed development site. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No part of the building will be permitted within 3 metres either side of the centreline of the 305mm public combined sewer and 3.5 metres either side of the centreline of the 687mm public combined sewer.

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

4. N19 – (For the avoidance of doubt)

54. DCSE2006/2745/F - ROWAN COTTAGE, PETERSTOW, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6LF. (AGENDA ITEM 7)

Erection of summerhouse and shed (retrospective application).

The Senior Planning Officer reported the receipt of a letter from Ross Civic Society who objected to the application. He also reported the receipt of comments from the Highways Agency who had no objection to the application.

RESOLVED

That planning permission be granted

Informative(s):

1. **N19 - Avoidance of doubt**
2. **N15 - Reason(s) for the Grant of Planning Permission**

55. DCSE2006/2417/F - BRYNFIELD, LYSTON LANE, WORMELOW (NEAR ORCOP), HEREFORDSHIRE. (AGENDA ITEM 8)

Proposed replacement dwelling including removal of existing unoccupied house with new dwelling, to have re-arranged vehicular access from Lyston Lane.

The Planning Officer reported the receipt of a letter and amended plans from the applicant. She advised Members that the amended plans did not overcome the concerns raised by the traffic manager.

In accordance with the criteria for public speaking, Mrs. Ing, the applicant, spoke in support of the application.

Councillor G.W. Davis, the Local Ward Member noted that there was a great deal of support for the application from local residents. He felt that granting the application would have a beneficial impact on the area and moved that the application be granted against Officers recommendation.

In response to a question from Councillor J.W. Edwards, the Southern Team Leader advised Members that the application could not have been approved under delegated powers as it was contrary to policy and was therefore recommended for refusal. He advised them that the replacement dwelling was not comparable in size and scale to the original dwelling and the application was therefore contrary to policy H20(e) of the Hereford and Worcester County Structure Plan, policy GD1, C1 and SH21 of the South Herefordshire District Local Plan and policy DR1 and H7 of the Herefordshire Unitary Development Plan.

RESOLVED

The Southern Area Planning Sub-Committee is minded to approve the application subject to the conditions set out below (and any further conditions 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) No conditions recommended

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 approve the application to such conditions referred to above.

[Note: Following the vote on this application, the Development Control Manager advised that he would refer the decision to the Head of Planning Services.]

56. DCSW2006/2576/F - HIGHLAND COTTAGE, PARISH LANE, MUCH BIRCH, HEREFORDSHIRE, HR2 8AT. (AGENDA ITEM 9)

Widen new dwelling by 1m along its length (approved under DCSW2005/2216/F)

Councillor G.W. Davis, the Local Ward Member, noted that the existing building would have been extremely small and felt that the increase in size was reasonable. He noted that the Parish Council had not objected to the application and felt that it should be approved contrary to the Officer's recommendation.

In response to the points raised by the Local Ward Member, the Development Control Manager advised Members that planning policies required replacement dwellings to be a similar size and scale to the existing dwelling. He noted that the existing dwelling was 7m high at the ridge but the new dwelling was 8.6m high, he therefore felt that this application was contrary to policy.

RESOLVED

The Southern Area Planning Sub-Committee is minded to approve the application subject to the conditions set out below (and any further conditions 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) No conditions recommended

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 approve the application to such conditions 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.]

**57. DCSW2006/2673/RM - LAND ADJACENT TO BOWER COTTAGE,
WRIGGLEBROOK, KINGSTHORNE, HEREFORD, HEREFORDSHIRE, HR2 8AN.
(AGENDA ITEM 10)**

New dwelling.

RESOLVED

That planning permission be granted subject to the following conditions:

1. B01 (Samples of external materials)

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

2. E.18 (No new windows in specified elevation)

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

Informative(s):

1. N09 - Approval of Reserved Matters

2. N19 - Avoidance of doubt

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

58. **DCSW2006/2411/F - THE GARN FARM, CLODOCK, LONGTOWN, HEREFORDSHIRE, HR2 0PE. (AGENDA ITEM 11)**

Conversion of barn to form ancillary living accommodation to main dwelling and for occasional letting purposes.

The Principal Planning Officer reported the receipt of a letter of objection from a neighbouring resident.

Councillor J.B. Williams noted the concerns regarding the right of way but felt that this was a civil matter was not a material planning consideration.

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. C02 (Approval of details)

Reason: To safeguard the character and appearance of this building of architectural and historical interest.

4. E29 (Occupation ancillary to existing dwelling only (granny annexes))

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

5. A12 (Implementation of one permission only)

Reason: To prevent over development of the site.

Informative(s):

1. N19 - Avoidance of doubt

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

59. **DCSE2006/2329/F - HAIGH ENGINEERING CO LTD, ALTON ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5NG. (AGENDA ITEM 12)**

Erection of three-storey office block, amended car parking and landscaping.

The Principal Planning Officer asked Members to amend the recommendation to allow Officers to refuse the application under delegated powers if either Welsh Water or the Environment Agency failed to withdraw their representations by 17th October, 2006. He also reported the receipt of comments from the Environmental Health Officer, the Traffic Manager, Ross Rural Parish Council, Welsh Water, and the Environment Agency.

Councillor Mrs. A.E. Gray, one of the Local Ward Members, felt that there were serious issues regarding the sewerage system in the area. She felt that if the issues regarding surface water could not be resolved then the application should be refused.

Councillor Mrs. C.J. Davis, the other Local Ward Member, noted the concerns raised by the Parish Council. She felt that the application would be visually overpowering and felt that it should be refused.

RESOLVED:

That: (i) The Southern Area Planning Sub-Committee is minded to refuse the application subject to the reasons 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) Drainage concerns**
- b) Concerns regarding flooding**
- c) The proposed dwelling is visually overpowering**

(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.]

60. DCSE2006/2316/F - VINE TREE FARM, WALFORD ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5PQ. (AGENDA ITEM 13)

Proposed additional 3 no. residential dwellings (The Vineyard Annex).

The Principal Planning Officer requested that the recommendation be amended to allow Officers to grant planning permission on receipt of suitably amended plans from the applicant.

Councillor Mrs. A.E. Gray, one of the Local Ward Members felt that the hipped roofs should be retained from the original design.

The Principal Planning Officer confirmed that although the terrace was now staggered, the hipped roofs could be retained and a suitable condition could be added to the resolution.

RESOLVED

That subject to the receipt of suitably amended plans, planning permission be granted subject to the following conditions:

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

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

2. **A09 (Amended plans)**

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

3. **B01 (Samples of external materials)**

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

4. **G01 (Details of boundary treatments)**

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

5. **G04 (Landscaping scheme (general))**

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

6. **G05 (Implementation of landscaping scheme (general))**

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

7. **E16 (Removal of permitted development rights)**

Reason: To protect the amenities of neighbours.

8. **H08 (Access closure)**

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

9. **H13 (Access, turning area and parking)**

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

Informatives:

1. **N19 - Avoidance of doubt**

2. **HN01 - Mud on highway**

3. **HN05 - Works within the highway**

4. **HN10 - No drainage to discharge to highway**

5. **HN22 - Works adjoining highway**

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

61. **DCSE2006/2609/F - LAND ADJACENT TO MARSH COTTAGE, PONTSHILL, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5SZ. (AGENDA ITEM 14)**

Erection of one dwelling.

In accordance with the criteria for public speaking, Mr. Smith, the applicant's agent, spoke in support of the application.

RESOLVED

That planning permission be granted subject to the following conditions:

1. A01 (Time limit for commencement (26 February 2008))

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. The foul drainage from the proposed development shall be discharged to a treatment plant which meets the requirements of British Standard BS 6297: 1983, and which is provided in accordance with the details submitted dated July 2006 (including drawing no 584:01/02A) unless otherwise agreed in writing by the local planning authority.

Reason: To provide a satisfactory method of foul drainage and prevent pollution of the water environment.

5. 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.

6. D03 (Site observation - archaeology)

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

7. G04 (Landscaping scheme (general))

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

8. **G05 (Implementation of landscaping scheme (general))**
Reason: In order to protect the visual amenities of the area.
9. **G01 (Details of boundary treatments)**
Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.
10. **E16 (Removal of permitted development rights)**
Reason: To protect the amenities of neighbours.
11. **F18 (Scheme of foul drainage disposal)**
Reason: In order to ensure that satisfactory drainage arrangements are provided.
12. **H03 (Visibility splays)**
Reason: In the interests of highway safety.
13. **H05 (Access gates)**
Reason: In the interests of highway safety.
14. **H06 (Vehicular access construction)**
Reason: In the interests of highway safety.
15. **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 Environment Agency recommends that run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS).**
6. **The Environment Agency advises that the proposed dwelling lies at the edge of Flood Zone 3 and recommends that floor levels be set 600 mm 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 Wye Environment Management Team, 02920 582729).**

8. Environment Agency advises that pollution prevention measures should be incorporated to protect ground and surface water.
9. N19 - Avoidance of doubt
10. N15 - Reason(s) for the Grant of Planning Permission

62. DCSE2006/1133/F - HILL FARM, LLANCLOUDY, HEREFORDSHIRE, HR2 8QP.
(AGENDA ITEM 15)

Variation of condition 1 on planning permission SE2001/1651/F.

The Principal Planning Officer reported the receipt of a further letter of objection from a local resident, he also reported the receipt of comments from the Environmental Health Officer and the Traffic Manager, who had no objections to the application.

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

RESOLVED

That planning permission be granted subject to the following conditions:

1. A01 (Time limit for commencement (full permission) (1 year))
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. B05 (Alterations made good)
Reason: To maintain the appearance of the building.
4. B07 (Stonework laid on natural bed)
Reason: In the interests of conserving the character of the building.
5. B10 (Details of cladding (agricultural and industrial buildings))
Reason: To minimise the visual impact of the development.
6. C04 (Details of window sections, eaves, verges and barge boards)
Reason: To safeguard the character and appearance of this building of architectural or historical interest.
7. C05 (Details of external joinery finishes)
Reason: To safeguard the character and appearance of this building of architectural or historical interest.

- 8. C06 (External finish of flues)**

Reason: To safeguard the character and appearance of this building of architectural or historical interest.
- 9. C09 (External repointing)**

Reason: To safeguard the character and appearance of this building of architectural or historical interest.
- 10. C10 (Details of rooflights)**

Reason: To ensure the rooflights do not break the plane of the roof slope in the interests of safeguarding the character and appearance of this building of architectural or historical interest.
- 11. C11 (Specification of guttering and downpipes)**

Reason: To safeguard the character and appearance of this building of architectural or historical interest.
- 12. RB1 (No Permitted Development)**

Reason: To ensure the character of the original conversion scheme is maintained.
- 13. The offices and holiday accommodation hereby permitted shall be retained and used for the purpose intended at all times and shall not be converted to or used as living accommodation.**

Reason: To define the terms of this planning permission.
- 14. The offices and holiday accommodation shall be retained as part of the residential use hereby permitted and shall not be sold separately from each other.**

Reason: It would be contrary to the policy of the local planning authority to grant consent for separate offices and holiday accommodation in this location.
- 15. F18 (Scheme of foul drainage disposal)**

Reason: In order to ensure that satisfactory drainage arrangements are provided.
- 16. F19 (Drainage in accordance with approved plans)**

Reason: In order to ensure that satisfactory drainage arrangements are provided.
- 17. F32 (Details of floodlighting/external lighting)**

Reason: To safeguard local amenities.
- 18. G01 (Details of boundary treatments)**

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

19. G04 (Landscaping scheme (general))

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

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

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

21. This permission shall be implemented only in lieu of, and not in addition to, the planning permission SE2001/0538/F dated 16th May, 2001.

Reason: To prevent over-development of the site and to protect the amenities of the occupants of the dwellings hereby approved.

22. Before any other works are commenced the existing agricultural buildings not covered by this planning permission shall be removed and that part of the site restored in accordance with the landscaping scheme required by condition 20 of this planning permission.

Reason: To protect/enhance the amenities of the dwellings hereby permitted and to conserve the character and amenities of the area.

23. The existing poultry house located at Grid Ref: SO 4919 2009 shall be permanently removed and the land reinstated in accordance with a scheme to be submitted to and approved in writing by the local planning authority.

Reason: In the interests of the amenities of the future occupiers of the development hereby permitted.

Informative(s):

1. N19 - Avoidance of doubt

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

63. DCSE2006/1726/F - WOODEDGE, ROSS-ON-WYE, HEREFORDSHIRE. (AGENDA ITEM 16)

Replacement of the existing development of 42 concrete panel houses collectively known as Woodedge, plus a single masonry dwelling (11 Walford Avenue) with 53 new dwellings and associated infrastructure.

The Principal Planning Officer advised Members of an error in the appendix to the report titled 'Draft Heads Of Terms'. He confirmed that the sum required for provision of open space was £11,570 and not £12,600 as listed in the appendix.

Councillor Mrs. A.E. Gray, one of the Local Ward Members, felt that granting the application would have a beneficial impact on the lives of the local residents. She was however concerned that the construction road could be dangerous to children playing at the nearby play area.

In response to the point raised by the Local Ward Member, the Development Control Manager noted that Health and Safety issues would have to be resolved by the Developer.

RESOLVED

That

- 1) **subject to submission of acceptable revised site layout drawings the Legal Practice Manager be authorised to complete a planning obligation agreement under Section 106 Town and Country Planning Act 1990 to ensure**
 - (a) **provision of affordable housing**
 - (b) **a contribution towards off-site improvements to public open space and play facilities**

- 2) **Upon completion of the aforementioned planning obligation that the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission 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. **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. **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.
 7. **W01 (Foul/surface water drainage)**

Reason: To protect the integrity of the public sewerage system.
 8. **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.

9. W03 (No drainage run-off to public system)

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

10. W04 (Comprehensive & Integrated draining 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.

11. H11 (Parking - estate development (more than one house))

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

12. H18 (On site roads - submission of details)

Reason: To ensure an adequate and acceptable means of access is available before the dwelling or building is occupied.

13. H19 (On site roads - phasing)

Reason: To ensure an adequate and acceptable means of access is available before the dwelling or building is occupied.

14. H21 (Wheel washing)

Reason: To ensure that the wheels of vehicles are cleaned before leaving the site in the interests of highway safety.

15. H27 (Parking for site operatives)

Reason: To prevent indiscriminate parking in the interests of highway safety.

16. H29 (Secure cycle parking provision)

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

Informatives:

1. HN01 - Mud on highway

2. HN04 - Private apparatus within highway

3. HN05 - Works within the highway

4. HN08 - Section 38 Agreement details

5. HN09 - Drainage details for Section 38

- 6. HN10 - No drainage to discharge to highway**
- 7. HN22 - Works adjoining highway**
- 8. W02 - Welsh Water rights of access**
- 9. N19 - Avoidance of doubt**
- 10. N15 - Reason(s) for the Grant of Planning Permission**

The meeting ended at 4.15 p.m.

CHAIRMAN