

MINUTES of the meeting of Southern Area Planning Sub-Committee held at : The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday, 29th November, 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, G. Lucas, D.C. Taylor and J.B. Williams

In attendance: Councillors T.W. Hunt

CHAIRMAN'S ANNOUNCEMENT

Members discussed the merits of holding a site inspection in respect of an application at Pennoxstone Court prior to the next meeting of the Sub-Committee on 20th December, 2007. Councillor G.W. Davies felt that whilst Members were visiting Pennoxstone Court, it may also be beneficial to visit the nearby Waldorf School, which was also the subject of a planning application.

RESOLVED:

That a site inspection be held in relation to the above applications 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.**

70. APOLOGIES FOR ABSENCE

Apologies were received from Councillors J.G. Jarvis and P.G. Turpin

71. DECLARATIONS OF INTEREST

The following declarations of interest were made:

Councillor	Item	Interest
Councillor H. Bramer	DCSE2006/2771/G – The Lodge, Pengethley Manor Hotel, Peterstow, Ross-on-Wye, Herefordshire, HR9 6LL. Discharge planning obligation Ref: SH870829PF.	Declared a prejudicial interest and left the meeting for the duration of the item.

72. MINUTES

RESOLVED: That the Minutes of the meeting held on 25th October, 2006 be approved as a correct record and signed by the Chairman.

73. ITEM FOR INFORMATION - APPEALS

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

74. DCSE2006/2826/F - 2 CROCKERS ASH COTTAGES, WHITCHURCH, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6DW. (AGENDA ITEM 5)

Proposed alterations and extension (extension part single and two storey) with new vehicular access via existing entrance to No. 1 Crockers Ash.

RESOLVED

That planning permission be granted subject to the following condition:

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

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

Informatives:

1. N19 - Avoidance of doubt.

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

75. DCSE2006/2771/G - THE LODGE, PENGETHLEY MANOR HOTEL, PETERSTOW, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6LL. (AGENDA ITEM 6)

Discharge planning obligation ref: SH870829PF.

Due to the prejudicial interest declared by the Chairman in respect of the application, Members were required to elect a Chairman. Councillor J.B. Williams was elected Chairman for the following item.

The Senior Planning Officer advised Members that the Recommendation needed to be amended in respect of the Heads of Agreement. He confirmed that the Heads of Agreement would require the revocation of the unimplemented part of planning permission SH870829PF to prevent the second dwelling from being built.

In accordance with the criteria for public speaking, Mr. Padfield, the Applicant's Agent, spoke in support of the application.

In response to a question raised by Councillor M.R. Cunningham, the Senior Planning Officer confirmed that the dwelling was 40 metres away from the hotel and that the Environmental Health Officer felt that this was sufficient.

RESOLVED

1. The Legal Practice Manager be authorised to complete a planning obligation under Section 106 of the Town and Country Planning Act 1990 to (set out heads of agreement) and any additional matters and terms he considers appropriate.
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.

Informatives:

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

**76. DCSW2006/3069/F - BURHOPE FARM, ORCOP, HEREFORD, HR2 8EU.
(AGENDA ITEM 7)**

Caravan/Camping site.

The Chairman resumed the Chair for this item and for the duration of the meeting.

The Southern Team Leader advised Members that the number of units on the site had been limited to 12.

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. **E27 (Personal condition)**
Reason: The nature of the development is such that it is only considered acceptable in this location having regard to the applicant's special circumstances.
3. **E35 (Numbers limitation)**
Reason: To clarify the terms of the permission and minimise visual intrusion.
4. **F32 (Details of floodlighting/external lighting)**
Reason: To safeguard local amenities.
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.

Informative(s):

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

77. DCSW2006/3042/F - LAND AT LYNWOOD, KINGSTHORNE, HEREFORDSHIRE, HR2 8AR. (AGENDA ITEM 8)

Erection of new build 3 bedroom dwelling.

Councillor G.W. Davis, the Local Ward member, felt that the application would make good use of a piece of land previously used as a builders yard.

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. E18 (No new windows in specified elevation)

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

4. E16 (Removal of permitted development rights)

Reason: In order to define the terms to which the application relates in accordance with the provisions of policies in the Unitary Development Plan.

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. 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.

8. H03 (Visibility splays)

Reason: In the interests of highway safety.

9. H05 (Access gates)

Reason: In the interests of highway safety.

10. 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.

Informative(s):

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

78. DCSW2006/3100/F - THE OLD ESTATE YARD, KINGSTHORNE,
HEREFORDSHIRE, HR2 8AN. (AGENDA ITEM 9)

Variation of condition 7 of approval DCSW2006/0255/F to allow the use of any machinery and equipment within the buildings that will meet the environmental requirements of a B1 use.

In accordance with the criteria for Public Speaking, Mrs. Philpott, a neighbouring resident, spoke against the application.

Members discussed the application and felt that the noise impact of the application would be minimal due to the B1 usage.

RESOLVED

That planning permission be granted subject to the following condition:

1. A10 (Amendment to existing permission)

Reason: For the avoidance of doubt.

Informative(s):

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

79. DCSE2006/2789/F - QUEENS TUNNEL, SWAGWATER LANE, GORSLEY, ROSS-
ON-WYE, HEREFORDSHIRE, HR9 7SL. (AGENDA ITEM 10)

Proposed telecommunications installation consisting of a 22.5m lattice tower and

ancillary development.

The Principal Planning Officer advised Members that the Inspectors report had been omitted from the agenda but had been made available at the meeting. He also reported the receipt of comments from the Parish Council and a further letter of objection from the residents of a neighbouring property.

Councillor J.W. Edwards, the Local Ward Member, noted the concerns of the Parish Council and objected to the application. He felt that a tree mast would be more suitable and therefore asked for the application to be deferred for further discussions with the applicant.

RESOLVED

That determination of application DCSE2006/2789/F be deferred pending further discussions with the applicant regarding the type of telecommunication mast proposed.

80. DCSE2006/2896/F - BRACKEN HILL, WELSH NEWTON COMMON, MONMOUTH, HEREFORDSHIRE, NP25 5RT. (AGENDA ITEM 11)

Change of use of existing studio/workshop to holiday let.

The Principal Planning Officer reported the receipt of a further letter of objection from a neighbouring resident. He confirmed that the objection would be withdrawn if the access to the site was amended.

In accordance with the criteria for Public Speaking, Mrs. Suart, a neighbouring resident, spoke against the application, and Mr. Hapgood, the Applicant's Agent, spoke in support.

The Principal Planning Officer confirmed that the track referred to by Mrs. Suart did not form part of the application and that access to the site was gained via the residential property. He also confirmed that the Paddock was owned by the applicant.

Members discussed the merits of an additional condition restricting any access via the paddock but on balance felt that such a condition may be unlawful.

RESOLVED

That subject to no further objections raising additional material planning considerations by the end of the consultation period, the officers named in the Scheme of Delegation to Officers be authorised to approved the application subject to the following conditions and any further 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. E31 (Use as holiday accommodation)

Reason: The local planning authority are not prepared to allow the

introduction of a separate unit of residential accommodation.

3. RB1 (No Permitted Development)

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

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. G01 (Details of boundary treatments)

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

7. H14 (Turning and parking: change of use - domestic)

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

Informative(s):

1. N19 - Avoidance of doubt

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

81. DCSE2006/3510/F - 6 OLD GLOUCESTER ROAD, ROSS-ON-WYE,
HEREFORDSHIRE, HR9 5BU. (AGENDA ITEM 12)

Conversion to 2 no. apartments in connection with Rosswyn site redevelopment and car parking and turning facilities.

The Principal Planning Officer reported the receipt of comments from Welsh Water, who did not object to the application but recommended conditions, Ross Town Council, who had concerns regarding drainage and car parking, and the Council's Conservation Manager, who had no objection to the application.

Councillor Mrs. A.E. Gray, one of the Local Ward Members, expressed her concerns regarding the impact of the application on the neighbouring property. She felt that the loss of light would be unacceptable to the resident of 2 Old Gloucester Road.

The Principal Planning officer confirmed that the extension had been moved to address this problem, he also confirmed that a condition could be added to the recommendation requiring all exterior walls to be finished in white.

RESOLVED

That subject to being satisfied that the proposed dwellings can be drained acceptably 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. B02 (Matching external materials (extension))

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

INFORMATIVES:

1. N19 - Avoidance of doubt

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

82. DCSE2006/3076/F & DCSE2006/3077/L - STONE HOUSE, WOOLHOPE, HEREFORDSHIRE, HR1 4QR. (AGENDA ITEM 13)

Proposed orangery annex to dwelling, alterations and renovations to dwelling, renovations of gate-house, restoration of boundary walls and structure. New swimming pool.

In accordance with the criteria for Public Speaking, Mr. Thomas, the Applicant's Agent, spoke in support of the application.

RESOLVED

In respect of DCSE2006/3076/F:

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. C02 (Approval of details)

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

5. E16 (Removal of permitted development rights)

Reason: [Special Reason].

6. E17 (No windows in side elevation of extension)

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

7. H05 (Access gates)

Reason: In the interests of highway safety.

Informatives:

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

2. N19 - Avoidance of doubt

The meeting ended at 3.38 p.m.

CHAIRMAN