

MINUTES of the meeting of Southern Area Planning Sub-Committee held at : The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday, 20th December, 2006 at 2.00 p.m.

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

Councillors: 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 P.J. Edwards and T.W. Hunt

83. APOLOGIES FOR ABSENCE

Apologies were received from Councillors M.R. Cunningham, N.J. Davis, and P.G. Turpin.

84. DECLARATIONS OF INTEREST

The following declarations of interest were made:

Councillor	Item	Interest
Councillors H. Bramer and J.B. Williams	DCSW2006/3486/F – Archenfield, Madley, Herefordshire, HR2 9NS Housing redevelopment to replace 26 post war concrete frame public sector houses with 27 new houses constructed from timber frames clad in brick, with associated new roadworks and modifications to existing pedestrian paths.	Both members declared a personal interest in the item.

85. MINUTES

RESOLVED: That the Minutes of the meeting held on 29th November 2006 be approved as a correct record and signed by the Chairman.

86. ITEM FOR INFORMATION - APPEALS

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

87. DCSE2006/2789/F - QUEENS TUNNEL, SWAGWATER LANE, GORSLEY, ROSS-ON-WYE, HEREFORDSHIRE

Proposed telecommunications installation consisting of a 22.5m lattice tower and ancillary development.

The Principal Planning Officer advised members that a response from the applicant regarding the use of a tree mast instead of a lattice mast was included as an appendix to the report.

Councillor J.W. Edwards, the Local Ward Member, felt that a tree mast would still be more suitable than a lattice mast.

In response to a number of points raised by members, the Southern Team Leader advised the Sub-Committee that the only concerns raised by the inspector were in respect of the compound, the Inspector had no objections to a mast being sited at the location. He confirmed that the tree mast would resemble a Cyprus tree and would be two metres higher than a standard lattice mast and would also require a larger compound.

Members discussed the merits of a tree mast but on balance felt that the smaller lattice mast would be more suitable.

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 G04 (Landscaping scheme (general))

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

3 G05 (Implementation of landscaping scheme (general))

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

Informatives:

1 N19 - Avoidance of doubt

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

88. DCSE2006/3267/F - PENNOXSTONE COURT, KINGS CAPLE, HEREFORDSHIRE,

Erection of (Spanish) polytunnels to be rotated around fields as required by crops under cultivation.

The Southern Team Leader advised members that the application had been withdrawn at the applicant's request.

89. DCSE2006/3181/F - PRIMROSE COTTAGE, UPTON BISHOP, NR. ROSS-ON-WYE, HEREFORDSHIRE, HR9 7QP.

Proposed two-storey extension.

The Senior Planning Officer reported the receipt of further correspondence from Mr. Rogers, a neighbouring resident, who felt that he could not object to the application on planning grounds.

Councillor J.W. Edwards, the Local Ward Member, noted that the Parish Council had

not objected to the application and felt that it should be approved.

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)

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

Informatives:

1 N19 - Avoidance of doubt

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

90. DCSE2006/3551/O - GREENWAY COTTAGE, GLEWSTONE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6AT.

Two-storey extension and single-storey extension at first floor level to existing cottage. Amendments of previously approved application DCSE2006/0269/F (retrospective application)

The Senior Planning Officer reported the receipt of comments from Marstow Parish Council.

RESOLVED

That planning permission be granted subject to the following conditions:

1 Within 2 months of the date of this permission the windows in the north elevation to the bathroom, en-suite bathroom and utility room shall be obscure glazed and non-opening and thereafter maintained.

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

informatives:

1 N19 - Avoidance of doubt

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

91. DCSW2006/3297/F - HAREWOOD COTTAGE, HAREWOOD END, HEREFORD, HEREFORDSHIRE, HR2 8JT.

First floor extension.

In accordance with the criteria for Public Speaking, Mr. Meek, a neighbouring

resident, spoke in objection to the application.

Councillor G.W. Davis, the Local Ward Member, sympathised with Mr. Meek, but felt that his concerns regarding drainage should be referred to the Environmental Health department and could not be resolved through a planning condition.

The Southern Team Leader advised Members that although drainage was a building control issue, granting the application would not add significantly to the existing problem.

Members discussed the application and felt that an informative note should be added to the recommendation in order to highlight the drainage issues raised by the objector. Members also felt that the Environmental Health department should be contacted regarding the issue.

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.

Informative(s):

1 N19 - Avoidance of doubt

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

92. DCSW2006/3486/F - ARCHENFIELD, MADLEY, HEREFORDSHIRE, HR2 9NS.

Housing redevelopment to replace 26 post war concrete frame public sector houses with 27 new houses constructed from timber frames clad in brick, with associated new roadworks and modifications to existing private pedestrian paths.

The Principal Planning Officer reported the receipt of further comments from Madley Parish Council, he also reported the receipt of further correspondence from a local resident regarding security lighting. He advised the sub-committee that the traffic managers concerns had been addressed in the revised plan and that the recommendation could be amended accordingly.

Councillor D.C. Taylor, the Local Ward Member, noted that the application had been reduced from 30 to 27 dwellings. He felt that a condition regarding security lighting would be beneficial and also requested that the applicant be required to resurface Clay Pits Lane as part of the Section 106 agreement.

The Development Control Manager advised Members that Clay Pits Lane fell outside the application site and would therefore not be resurfaced as part of the application. He also confirmed that lighting had been addressed under informative 1.

RESOLVED

That: 1. The Legal Practice Manager be authorised to complete a planning obligation agreement under Section 106 of the Town and Country Planning Act to ensure:

(a) provision of affordable housing.

2. Upon completion of the aforementioned planning obligation, the officers names 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. 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.

7. 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.

8. H19 (On site roads - phasing)

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

9. G31 (Details of play equipment)

Reason: To ensure the play area is suitably equipped.

Informative(s):

1. HN08 - Section 38 Agreement details

2. N19 - Avoidance of doubt

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

**93. DCSE2006/3315/O - BRYANTS COURT, GOODRICH, ROSS-ON-WYE,
HEREFORD, HR9 6JA.**

Agricultural worker's dwelling and single garage.

The Principal Planning Officer reported the receipt of comments from the Conservation Manager who was satisfied that the application would not have an adverse effect on the area.

In accordance with the criteria for Public Speaking, Mr. Harbord, the applicant, spoke in support of the application.

Councillor J.G. Jarvis, the Local Ward Member, felt that a two-storey house would be more suitable than a bungalow as the overall footprint would be reduced considerably.

RESOLVED

That planning permission be granted subject to the following conditions:

1 A02 (Time limit for submission of reserved matters (outline permission))

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

2 A03 (Time limit for commencement (outline permission))

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

3 A04 (Approval of reserved matters)

Reason: To enable the local planning authority to exercise proper control over these aspects of the development.

4 A05 (Plans and particulars of reserved matters)

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

5 E28 (Agricultural occupancy)

Reason: It would be contrary to Development Plan policies to grant planning permission for a dwelling in this location except to meet the expressed case of agricultural need.

6 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 N19 - Avoidance of doubt

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

94. DCSE2006/3238/O - STEPPE HOUSE FARM, PENCRAIG, ROSS-ON-WYE,
HEREFORDSHIRE, HR9 6HR.

Proposed agricultural dwelling with garden.

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

Councillor Mrs. J.A. Hyde, the Local Ward Member, felt that the application had a number of similarities to the previous agenda item, also an application for an agricultural worker's dwelling. She noted that there had been a farm on the site for 100 years and felt that it was a well-established agricultural unit.

In response to a number of points raised by Members, the Southern Team Leader advised the Sub-Committee that the application was contrary to Planning Policy, he confirmed that the farm had failed to make a profit in the previous 3 years and could not therefore be classed as financially viable.

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.]

95. DCSE2006/3847/F & DCSE2006/3489/L - WARRYFIELD FARM, WALFORD,
ROSS-ON-WYE HEREFORDSHIRE, HR9 5QW.

Refurbishment of farmhouse, granary and barns to make 4 dwellings and new access and new sewage treatment plant.

The Principal Planning Officer reported the receipt of a further letter from the Applicant and comments from the Conservation Manager.

Councillor J.G. Jarvis, the Local Ward Member, noted the concerns raised by Walford Parish Council.

In response to a question from Councillor H. Bramer, the Principal Planning Officer confirmed that if the rental requested for the farm buildings was deemed unreasonable the application would be recommended for refusal.

Members felt that the application should be deferred pending the receipt of further information in respect of rental prices.

RESOLVED:

That consideration of the item be deferred.

96. DCSW2006/3573/O - CYPRUS COTTAGE, WRIGGLEBROOKE, KINGSTHORNE, HEREFORD, HR2 8AW.

Construction of dwelling served by sewage treatment plant.

The Southern Team Leader reported the receipt of letters of objection from two local residents.

In accordance with the criteria for Public Speaking, Mrs. Scarisbrick, had registered to speak but was not present at the meeting.

Councillor G.W. Davis, the Local Ward Member, noted that planning permission had already been granted to the left of Cyprus Cottage and felt that permitting a further dwelling could result in overdevelopment of the site. He also felt that any drainage issues should be resolved prior to the application being approved.

RESOLVED

That planning permission be granted subject to the following conditions:

1 A02 (Time limit for submission of reserved matters (outline permission))

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

2 A03 (Time limit for commencement (outline permission))

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

3 A04 (Approval of reserved matters)

Reason: To enable the local planning authority to exercise proper control over these aspects of the development.

4 A05 (Plans and particulars of reserved matters)

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

5 H03 (Visibility splays)

Reason: In the interests of highway safety.

6 H06 (Vehicular access construction)

Reason: In the interests of highway safety.

7 H09 (Driveway gradient)

Reason: In the interests of highway safety.

8 H07 (Single access - outline consent)

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

9 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.

10 F18 (Scheme of foul drainage disposal)

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

11. E16 (Removal of permitted development rights)

Reason: In order for the development to comply with the requirements of Herefordshire Unitary Development Plan (Revised Deposit Draft) Policy H.6.

Informatives:

1 N19 - Avoidance of doubt

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

The meeting ended at 4.05 p.m.

CHAIRMAN