

MINUTES of the meeting of Southern Area Planning Sub-Committee held at : The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday, 18th April, 2007 at 2.00 p.m.

Present: Councillor J.B. Williams (Chairman)

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 and D.C. Taylor

ELECTION OF CHAIR

Councillor J.B. Williams was elected as Chairman for the meeting.

133. APOLOGIES FOR ABSENCE

Apologies were received from Councillors H. Bramer, J.W. Edwards, and P.G. Turpin.

134. DECLARATIONS OF INTEREST

The following declarations of interest were made:

Councillor	Item	Interest
Councillor Mrs. A.E. Gray	DCSE2007/0645/F and DCSE2007/0643/C – The Old Canoe Store, Mill Pond Street, Ross-on-Wye, Herefordshire, HR9 7AP. Demolition of existing building, construction of four flats.	Declared a prejudicial interest and left the meeting for the duration of the item.

135. MINUTES

RESOLVED: That the Minutes of the meeting held on 21st March, 2007 be approved as a correct record and signed by the Chairman subject to the deletion of Councillor P.G. Turpin as Chairman and the inclusion of Councillor G.W. Davis' apologies for absence.

136. ITEM FOR INFORMATION - APPEALS

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

137. DCSE2007/0645/F & DCSE2007/0643/C - THE OLD CANOE STORE, MILL POND STREET, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7AP.

Demolition of existing building, construction of four flats.

The Senior Planning Officer reported the receipt of a revised Flood Risk Assessment, he also confirmed that a response from the Environment Agency had not been received.

Councillor C.J. Davis felt that there was insufficient space for car parking and also noted that vehicles would have to reverse onto a main road when exiting the site.

RESOLVED

In respect of DCSE2007/0645/F:

Subject to the Environment Agency withdrawing its holding objection with regard to flooding 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 G01 (Details of boundary treatments)**
Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.
- 4 F49 (Finished floor levels (area at risk from flooding))**
Reason: To protect the development from flooding.
- 5 F32 (Details of floodlighting/external lighting)**
Reason: To safeguard local amenities.
- 6 H14 (Turning and parking: change of use - domestic)**
Reason: To minimise the likelihood of indiscriminate parking in the interests of highway safety.
- 7 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 N19 - Avoidance of doubt**
- 2 HN01 - Mud on highway**
- 3 HN05 - Works within the highway**

- 4 HN10 - No drainage to discharge to highway
- 5 N15 - Reason(s) for the Grant of Planning Permission

In respect of DCSE2007/0643/C:

That Conservation Area Consent be granted subject to the following conditions:

- 1 C01 (Time limit for commencement (Listed Building Consent))
Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2 C14 (Signing of Contract before Demolition)
Reason: Pursuant to the provisions of Section 17(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

INFORMATIVES:

- 1 N19 - Avoidance of doubt
 - 2 N15 - Reason(s) for the Grant of Conservation Area Consent
138. DCSW2007/0099/F & DCSW2007/0100/L - COTHILL FARM, VOWCHURCH, HEREFORD, HEREFORDSHIRE, HR2 0RE.

Conversion of redundant agricultural buildings to form guest house, bunkhouse barn and three houses.

Councillor J.B. Williams, the Local Ward Member, noted that the agricultural buildings were in a poor state of repair and felt that granting the application would enhance the site.

Councillor J.G. Jarvis noted that only one guesthouse in Herefordshire was currently registered as accessible to disabled visitors. He felt that Applicants should be given advice on accessibility during the application process.

RESOLVED

In respect of DCSW2007/0099/F

That subject to further details for mitigation measures for bats in buildings on the site, 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. C02 (Approval of details)

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

4. RB1 (No Permitted Development)

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

5. E08 (Domestic use only of garage)

Reason: To ensure that the garage is used only for the purposes ancillary to the dwelling.

6. E31 (Use as holiday accommodation)

Reason: In order to define the terms to which the application relates.

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. 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.

11. H03 (Visibility splays)

Reason: In the interests of highway safety.

12. Development shall not begin until details of improvements to the junction of the unclassified road with the C1206 road have been submitted to and approved in writing by the local planning authority, such works shall include two-way passing at the eastern end of the unclassified road and a passing place on the northern side of the western end of the unclassified road. These works shall be carried out to the satisfaction of the local planning authority before first occupation of any of the dwellinghouses and or holiday accommodation units.

Reason: In the interests of highway safety.

Informative(s):

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

In respect of DCSW2007/0100/L

That subject to further details for mitigation measures for bats in buildings on the site, the officers named in the Scheme of Delegation to Officers be authorised to issue listed building consent subject to the following conditions and any additional conditions considered necessary by officers:

1. C01 (Time limit for commencement (Listed Building Consent))
Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) 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.

Informative(s):

1. N19 - Avoidance of doubt
2. N15 - Reason(s) for the Grant of Listed Building Consent

The meeting ended at 2.27 p.m.

CHAIRMAN