

**MINUTES of the meeting of Planning Committee held at :
The Council Chamber, Brockington, 35 Hafod Road,
Hereford on Monday, 30th October, 2006 at 10.00 a.m.**

Present: Councillor T.W. Hunt (Chairman)
Councillor J.B. Williams (Vice Chairman)

Councillors: Mrs. P.A. Andrews, B.F. Ashton, P.J. Dauncey,
Mrs. C.J. Davis, G.W. Davis, D.J. Fleet, J.H.R. Goodwin, P.E. Harling,
J.W. Hope MBE, B. Hunt, Mrs. J.A. Hyde, R.I. Matthews, R. Mills,
Mrs. J.E. Pemberton, R. Preece, D.C. Taylor and W.J. Walling

In attendance: Councillors P.J. Edwards, Mrs. S.J. Robertson, J. Stone and
R.M. Wilson

71. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Brig P Jones, JGS Guthrie, RM Manning and Mrs PG Turpin.

72. NAMED SUBSTITUTES (IF ANY)

The following named substitutes were appointed:-

MEMBER	SUBSTITUTE
JGS Guthrie	JHR Goodwin
Brig P Jones	R Mills
PG Turpin	GW Davis

73. DECLARATIONS OF INTEREST

There were no declarations of interest made at the meeting

74. MINUTES

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

75. CHAIRMAN'S ANNOUNCEMENTS

The Chairman said that there was a strong likelihood that the planning application for a waste treatment & recycling facility at Stoney Street Industrial Estate, Madley, would be referred to the Committee. At a recent meeting the Southern Area Planning Sub-Committee was minded to refuse it and the matter had been referred to the Head of Planning services for a decision. The Chairman proposed holding a site inspection on 14th November.

76. NORTHERN AREA PLANNING SUB-COMMITTEE

RESOLVED: That the report of the meeting held on 11th October, 2006 be received and noted.

77. CENTRAL AREA PLANNING SUB-COMMITTEE

RESOLVED: That the report of the meeting held on 18th October, 2006 be received and noted.

78. SOUTHERN AREA PLANNING SUB-COMMITTEE

RESOLVED: That the report of the meeting held on 25th October, 2006 be received and noted.

79. DEVELOPMENT CONTROL - PROGRESS REPORT

The Development Control Manager presented his report about Development Control performance for the first half of 2006/07 and answered a number of questions about it from Members. There was also discussion about the likely level of Planning Delivery Grant for 2007/08 which would be awarded to reflect the effectiveness of service delivery.

RESOLVED THAT:-

The report be noted and that staff be congratulated for achieving a good performance during a very busy period

80. CONSERVATION AREA APPRAISALS FOR ROSS ON WYE, MORDIFORD, DILWYN, AYLESTON HILL

The Team Leader (Building Conservation) presented the report of the Conservation Manager about the issues which had been raised through the Conservation Area appraisals for Ross on Wye, Mordiford, Aylestone Hill, and Dilwyn. He said that at its meeting on 21st April, 2006 the Committee had recommended a programme for the preparation of appraisals and management proposals for sixteen conservation areas. The first three appraisals approved for initial consultation were Hampton Park, Almeley and Weobley, and four more had been completed. He outlined all the main issues involved in the appraisals and the forthcoming consultation process. He also explained how locally significant buildings that were not necessarily listed could be included. He advised that if the Committee was agreeable to the proposals, the next stage would be to ask the Cabinet Member (Environment) to confirm the final content of the appraisal documents and the way in which the issues raised through the appraisals should be dealt with. It was then intended that consultations upon the issues raised should be undertaken. This may subsequently influence the management proposals that would form part of the next stage of work in relation to the particular Conservation Areas.

The Committee endorsed the proposals put forward by the Team Leader (Building Conservation) and noted that the aim was to consult the parish councils before Christmas 2006. It was agreed that prior to consultation commencing, the Team Leader (Building Conservation) should first meet with the Cabinet Member (Environment) and the Ward Councillors of the Conservation Areas.

RESOLVED

THAT the Cabinet Member (Environment) be requested to accept the appraisals for Ross on Wye, Mordiford, Aylestone Hill, and Dilwyn and the issues raised in association with these for the purpose of instigating the initial consultations with interested parties.

81. REPORTS OF THE HEAD OF PLANNING SERVICES

The Committee considered the following planning applications and authorised the Head of Planning Services to impose any additional or varied conditions and reasons which he considered to be necessary.

82. DCSE2006/1907/O - PROPOSED RESIDENTIAL DEVELOPMENT AT LAND ADJACENT TO WESTHAVEN, SIXTH AVENUE, GREYTREE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7HJ

In accordance with the criteria for public speaking, Mr. Parkinson, a local resident, spoke against the application on behalf of several adjoining residents and himself.

Councillor Mrs J Hyde shared the concerns expressed by the local residents about car-parking and access problems within the area together with the visual impact of the likely development on the site. The roads in the vicinity were extremely narrow leading to cul-de-sacs and there was very limited off-street parking. It was already difficult for service vehicles and emergency vehicles gaining access to the area and she did not feel that permission should be granted.

The Committee discussed the details of the application and the concerns that had been raised. Councillor BF Ashton suggested that if permission was granted, then the 3.5 metre widening of the track along the northern boundary of the site should be undertaken before any building works were commenced on site.

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 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 A scheme of improvements to the track along the northern boundary of the site including its widening to a minimum of 3.5 metres along the full length of the site shall be submitted to and approved in writing by the local planning authority and carried out before any building works takes place.**

Reason: In the interests of highway safety.

6 H03 (Visibility splays)

Reason: In the interests of highway safety.

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.

Informative:

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

83. DCSW2006/2417/F - PROPOSED REPLACEMENT DWELLING INCLUDING REMOVAL OF EXISTING UNOCCUPIED HOUSE WITH NEW DWELLING, TO HAVE RE-ARRANGED VEHICULAR ACCESS FROM LYSTON LANE, BRYNFIELD, LYSTON LANE, WORMELOW (NEAR ORCOP), HEREFORDSHIRE, HR2 8EW

The Development Control Manager said that the site was in open countryside and that the proposal did not comply with Policy H.7 of the emerging Unitary Development Plan which only allowed the replacement of an existing building having established residential use, with a new building of comparable size and scale. The application was for a dwelling of two stories and constituted a significant increase in size and scale. There were also concerns raised by the Traffic Manager about safety on the narrow roads to the site.

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. The existing building was of dilapidated corrugated tin construction and was a considerable eyesore in an otherwise attractive rural area. He therefore felt that granting the application would have a beneficial impact on the area and suggested that there were exceptional circumstances to go against policy in this instance.

Having considered details of the application, the Committee was satisfied that an exception could be made to policy provided that the site was adequately landscaped and an acceptable layout and access achieved.

RESOLVED

That planning permission be approved subject to an acceptable landscaping scheme and form of access and vehicular turning being first submitted to the Officers for approval, appropriate conditions about the setting of the dwelling on the site and any other reasonable conditions felt to be necessary by the Head of Planning Services.

84. DCNC2006/2926/F - ERECTION OF TIMBER GARDEN FENCE AT LAND ADJOINING GREYSTONES, WYSON, BRIMFIELD, LUDLOW, HEREFORDSHIRE, SY8 4NL

Concerns had been received from Brimfield and Little Hereford Parish Council that the fence posed a highway safety issue, particularly for bus users, because it obscured visibility. The Development Control Manager said that although visibility was not ideal, it was acceptable on highway grounds and that the Transportation Manager felt that it would in fact help to reduce vehicle speeds.

Councillor J Stone the Local Ward Member drew attention to the planning history of the site and concerns expressed about visibility in 2004. Although the fence had been moved slightly following discussions with officers he felt that it still posed a safety threat to motorists, agricultural vehicles, pedestrians, horse riders and cyclists. There were no traffic calming measures in the area and he felt that particular difficulties would arise at peak times such as the start and end of the school day. He did not feel that a true impression had been given about just how busy traffic was in the area during these times. Although there did not appear to be significant material planning grounds for refusal, he felt that Policy H13 may be appropriate. Members discussed the application and felt that it should be refused on the grounds of highway safety. The Development Control Manager reiterated that the Transportation Manager was satisfied with the highway safety issues and that it would be difficult to defend an appeal.

Having considered details of the application, the Committee concurred with the views of the local Ward Member and felt that the applicant should have complied with the earlier planning conditions not to erect a wall or fence on this boundary of the site.

RESOLVED

That the application be refused on the grounds of highway safety.

The meeting ended at 12.03 p.m.

CHAIRMAN