

# Planning Committee

Date: **Friday, 29th February, 2008**

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Time: **10.00 a.m.**

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Place: **The Council Chamber, Brockington,  
35 Hafod Road, Hereford**

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Notes: Please note the **time, date** and **venue** of the meeting.

*For any further information please contact:*

*Pete Martens, Democratic Services,  
Tel 01432 260248*

**e-mail: [pmartens@herefordshire.gov.uk](mailto:pmartens@herefordshire.gov.uk)**

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**County of Herefordshire  
District Council**



# AGENDA

## for the Meeting of the Planning Committee

To: Councillor TW Hunt (Chairman)  
Councillor RV Stockton (Vice-Chairman)

Councillors ACR Chappell, PGH Cutter, H Davies, GFM Dawe, DW Greenow, JW Hope MBE, B Hunt, G Lucas, RI Matthews, R Mills, PM Morgan, JE Pemberton, AP Taylor, DC Taylor, WJ Walling, PJ Watts and JD Woodward

### 1. APOLOGIES FOR ABSENCE

To receive apologies for absence.

### 2. NAMED SUBSTITUTES (IF ANY)

To receive details any details of Members nominated to attend the meeting in place of a Member of the Committee.

### 3. DECLARATIONS OF INTEREST

To receive any declarations of interest by Members in respect of items on the Agenda.

#### GUIDANCE ON DECLARING PERSONAL AND PREJUDICIAL INTERESTS AT MEETINGS

The Council's Members' Code of Conduct requires Councillors to declare against an Agenda item(s) the nature of an interest and whether the interest is personal or prejudicial. Councillors have to decide first whether or not they have a personal interest in the matter under discussion. They will then have to decide whether that personal interest is also prejudicial.

A personal interest is an interest that affects the Councillor more than most other people in the area. People in the area include those who live, work or have property in the area of the Council. Councillors will also have a personal interest if their partner, relative or a close friend, or an organisation that they or the member works for, is affected more than other people in the area. If they do have a personal interest, they must declare it but can stay and take part and vote in the meeting.

Whether an interest is prejudicial is a matter of judgement for each Councillor. What Councillors have to do is ask themselves whether a member of the public – if he or she knew all the facts – would think that the Councillor's interest was so important that their decision would be affected by it. If a Councillor has a prejudicial interest then they must declare what that interest is and leave the meeting room.

### 4. MINUTES

To approve and sign the Minutes of the meeting held on 18 January 2008.

#### Pages

<b>5. CHAIRMAN'S ANNOUNCEMENTS</b>	
To receive any announcements from the Chairman.	
<b>6. NORTHERN AREA PLANNING SUB-COMMITTEE</b>	13 - 14
To receive the attached report of the Northern Area Planning Sub-Committee meetings held on 16 January and 13 February 2008.	
<b>7. CENTRAL AREA PLANNING SUB-COMMITTEE</b>	15 - 16
To receive the attached report of the Central Area Planning Sub-Committee meetings held on 23 January and 20 February 2008.	
<b>8. SOUTHERN AREA PLANNING SUB-COMMITTEE</b>	17 - 18
To receive the attached report of the Southern Area Planning Sub-Committee meeting held on 6 February 2008.	
<b>9. ARCHAEOLOGY AND DEVELOPMENT SUPPLEMENTARY PLANNING DOCUMENT</b>	19 - 78
To consider a Supplementary Planning Document setting out the Council's detailed policies and approach to managing archaeology within the planning process.	
<b>Wards: County-wide</b>	
<b>10. HEREFORDSHIRE SHOP FRONT DESIGN GUIDE</b>	79 - 80
To consider the draft Shop Front Design Guide for consultation with relevant parties.	
(A copy of the design guide is enclosed separately for Members of the Committee)	
<b>Wards: County-wide</b>	
<b>11. PROPOSED CHANGES TO TREE PRESERVATION ORDER PROCEDURES</b>	81 - 84
To consider and respond to Department of Communities and Local Government (CLG) consultation upon proposals to change Tree Preservation Order (TPO) procedures.	
<b>Wards: County-wide</b>	
<b>12. CONSERVATION AREA APPRAISALS FOR KINGTON AND PEMBRIDGE</b>	85 - 152
To consider draft Conservation Area Appraisals for Kington and Pembridge for initial consultation with relevant parties.	
<b>Wards: Kington Town and Pembridge and Lyonshall with Titley</b>	

13.	<p><b>CONSULTATION ON PLANNING APPLICATION REQUIREMENTS</b></p> <p>To note new planning application procedures, confirm the outcome of consultation on the document "Planning Application Requirements (Local) and to approve it for use on a date to be determined.</p> <p><b>Wards: County-wide</b></p>	153 - 156
14.	<p><b>LOCAL GOVERNMENT CALL IN DIRECTIONS CONSULTATION REPORT</b></p> <p>To note the current consultation issued by the Department for Communities and Local Government with regard to the call in procedures in relation to planning applications.</p> <p><b>Wards: County-wide</b></p>	157 - 190
15.	<p><b>DCNW2007/3633/F - CHANGE OF USE FROM AGRICULTURAL LAND TO 6 HOLIDAY LODGES (LODGE STYLE CARAVANS). PARK GATE FARM, LYONSHALL, HEREFORDSHIRE, HR5 3HY</b></p> <p>For: B J Layton &amp; Co, John Lambe Associates, Bryn Cynan Fawr, Pontllyfni, Caernarfon, Gwynedd. LL54 5EE</p> <p>To consider a planning application which has been referred to the Committee because the Northern Area Planning Sub-Committee was mindful to approve it, contrary to policy and officer recommendations.</p> <p><b>Ward: Pembridge &amp; Lyonshall with Titley</b></p>	191 - 202
16.	<p><b>DCCW2007/3403/F - PROPOSED CONVERSION OF EXISTING STONE BARN AND ATTACHED ANCILLARY BUILDING INTO 2 NO. RESIDENTIAL UNITS AT WOODFIELDS FARM, TILLINGTON COMMON, TILLINGTON, HEREFORDSHIRE, HR4 8LP</b></p> <p>For: Mr. &amp; Mrs. P. Eagling, Woodfields Farm, Tillington Common, Herefordshire, HR4 8LP</p> <p>To consider a planning application which has been referred to the Committee because the Central Area Planning Sub-Committee was mindful to approve it, contrary to policy and officer recommendations.</p> <p><b>Ward: Burghill, Holmer &amp; Lyde</b></p>	203 - 208
17.	<p><b>DCSW2007/3515/F - THE ERECTION OF A DETACHED FARM DWELLING WITH GARAGE AND SMALL STORE, UPPER NEWTON FARM, VOWCHURCH, HEREFORD, HR2 0QU</b></p> <p>For: Mr M Powell per Mr D Cave, Sychar Cottage, The Downs, Bromyard, Herefordshire, HR7 4NU</p> <p>To consider a revised planning application which has been referred to the Committee because the Southern Area Planning Sub-Committee was mindful to approve the original application contrary to policy and officer recommendations.</p> <p><b>Ward: Golden Valley South</b></p>	209 - 216

18. **DCSE2007/3931/F - INSTALLATION OF SINGLE STOREY STRUCTURE FOR EXTENDED SCHOOLS SERVICES UNIT. JOHN KYRLE HIGH SCHOOL, LEDBURY ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7AJ** 217 - 222

For: Director of Children Services per Property Services Manager, Herefordshire Council, Property Services, Franklin House, 4 Commercial Road, Hereford, HR1 2BB

To consider an application which relates to Council owned property.

**Ward: Ross-on-Wye West**

19. **DATE OF NEXT MEETING**

11 April 2008