

MINUTES of the meeting of Southern Area Planning Sub-Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Tuesday, 29th May, 2007 at 10.00 a.m.

Present: Councillor G Lucas (Chairman)
Councillor PD Price (Vice Chairman)

Councillors: CM Bartrum, H Bramer, PGH Cutter, AE Gray, JA Hyde, JG Jarvis, TMR McLean, RH Smith, DC Taylor and JB Williams

In attendance: Councillor TW Hunt

ELECTION OF CHAIR AND APPOINTMENT OF VICE-CHAIR

It was noted that Councillor G. Lucas had been elected Chairman and Councillor P.D. Price had been appointed Vice-Chairman for the ensuing year.

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor M.J. Fishley.

2. DECLARATIONS OF INTEREST

The following declarations of interest were made:

Councillor	Item	Interest
R.H. Smith	DCSE2007/1067/F – Jays Park, Linton, Ross-on-Wye, HR9 7UH. (Agenda item 12) Erection of agricultural storage buildings.	The member declared a personal interest and remained in the room for the item.
Officer	Item	Interest
K. O'Keefe (Legal Practice Manager)	DCSW2007/0614/F – Mossburn, New Mills, Clehonger, HR2 9TL. (Agenda item 10) Two storey and single storey extensions.	The Officer declared a prejudicial interest and left the meeting for the duration of the item.

3. MINUTES

RESOLVED: That the Minutes of the meeting held on 18th April, 2007 be approved as a correct record and signed by the Chairman.

4. ITEM FOR INFORMATION - APPEALS

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

5. DCSE2007/0549/J - HUNSDEN MANOR, WESTON UNDER PENYARD, ROSS ON WYE. (AGENDA ITEM 5)

Prune back branches to cedar tree extending over the a40 to create a minimum clearance of 6m over the carriageway and reduce lateral spread by 2 – 3 m. Reduce limb extending towards Hunsden Manor gardens by 1 – 2 m. Remove deadwood.

In accordance with the criteria for public speaking, Ms. Backhouse spoke on behalf of Weston Under Penyard Parish Council.

Councillor H. Bramer, the local ward member, confirmed that the cedar tree was in a prominent position in the village. He noted the concerns raised by the local residents and the parish council and felt that the application should be limited to undertake necessary works to enable a 6 metre clearance over the A40 only.

The Southern Team Leader confirmed that if the application was refused the Highways Agency were permitted to undertake any necessary works in order to preserve highway safety.

Councillor H. Bramer felt that the application should be refused due to the impact on the visual amenity of the area.

RESOLVED

That: (i) The Southern Area Planning Sub-Committee is minded to refuse the application subject to the reasons for refusal set out below (and any further reasons for refusal 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) Impact on visual amenity

(ii) 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 refuse the application subject to such reasons for refusal referred to above.

[Note: Following the vote on this application, the Development Control Manager advised that he would not refer the decision to the Head of Planning Services.]

6. DCSE2007/0881/F - SPARROW'S CORNER, DANCING GREEN, BAILEY LANE END, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5TR. (AGENDA ITEM 6)

Kennel unit for hobby show dogs.

In accordance with the criteria for public speaking, Mr. Dover, the applicant, spoke in support of his application.

Councillor H. Bramer, the local ward member, felt that the conditions recommended by officers addressed the concerns of the local residents. He therefore felt that

application 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 B09 (Colour of cladding)

Reason: To protect the visual amenities of the area.

3 The number of dogs over twelve months of age housed in the kennel hereby permitted or otherwise kept at Sparrow's Corner shall at no time exceed ten in total.

Reason: In order to protect the amenity of nearby properties.

4 No dogs other than those of Corgi breed shall be housed in the kennel hereby permitted.

Reason: To enable the impact of any other breed to be assessed in order to protect the amenity of the occupiers of nearby properties.

5 The kennel hereby permitted shall be used to accommodate the applicants' own dogs only and shall not be used for any commercial breeding or boarding enterprise.

Reason: In order to protect the amenity of occupiers of nearby properties and in the interests of highway safety.

5 Before development commences details of the size and height of the external runs and the materials to be used in their construction shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To protect the visual amenities of the area.

INFORMATIVES:

1 N19 - Avoidance of doubt

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

7. DCSW2007/0950/F - 2 ROSEBURY PLACE, EWYAS HAROLD, HEREFORD, HEREFORDSHIRE, HR2 0EW. (AGENDA ITEM 7)

New 3 bedroomed dwelling on infill, alteration to access drive.

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 G01 (Details of boundary treatments)

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

5 H04 (Visibility over frontage)

Reason: In the interests of highway safety.

6 H05 (Access gates)

Reason: In the interests of highway safety.

7 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.

8 H13 (Access, turning area and parking)

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 HN02 - Public rights of way affected

3 HN05 - Works within the highway

4 HN10 - No drainage to discharge to highway

5 HN22 - Works adjoining highway

6 N03 - Adjoining property rights

7 N19 - Avoidance of doubt

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

8. DCSSW2007/1026/F - THE STILES, LONGTOWN, HEREFORD, HEREFORDSHIRE, HR2 0LD. (AGENDA ITEM 8)

Convert existing small animal and domestic pet accommodation into residential accommodation for an elderly relative.

The Principal Planning Officer reported the following:

- A letter of support has been received from Mr. and Mrs. Sykes, the nearest neighbours to the application site.

Councillor J.B. Williams noted that the Parish Council had not objected to the application and felt that it should be approved.

Councillor H. Bramer felt that the outbuilding was large and asked for clarification of the policy regarding permitted development rights for pet accommodation.

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 E29 (Occupation ancillary to existing dwelling only (granny annexes))

Reason: It would be contrary to the policy of the local planning authority to grant planning permission for a separate dwelling in this location.

Informative(s):

1 NC02 – Warning against demolition

2 N19 - Avoidance of doubt

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

9. DCSW2006/3874/O - LONGTOWN VILLAGE HALL, LONGTOWN, HEREFORDSHIRE, HR2 0NZ (AGENDA ITEM 9)

Residential development of starter homes on site currently occupied by the Longtown village Hall.

In accordance with the criteria for public speaking Mr. Maslin, a neighbouring resident, spoke in objection to the application and Dr. Lavers, representing the village hall committee, spoke in support.

Councillor J.B. Williams, the local ward member, noted that the application would provide much needed affordable housing in the village of Longtown. He also noted that the conditions attached to the application required the new village hall to be built prior to the housing being commenced.

In response to a question from Councillor H. Bramer the Head of Development Control confirmed that the strategic housing team would define the criteria for the affordable housing.

RESOLVED

That: 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
- (b) retaining existing village hall until works are completed on new village hall

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 Details for the means of access shall include a single access to serve the development.

Reason: In the interests of highway safety.

6 A 2 metres wide footway shall be provided on the frontage of the site to the satisfaction of the local planning authority in accordance with the Council's Design Guide and Specification before first occupation of any dwelling on the site.

Reason: In the interests of highway safety.

7 The applicant(s) or their agents or successors in title shall ensure that a professional archaeological contractor undertakes an archaeological watching brief during any development to the current archaeological standards of and to the satisfaction of the local planning authority.

Reason: To ensure that the archaeological interest of the site is investigated.

Informative(s):**1 N19 - Avoidance of doubt****2 N15 - Reason(s) for the Grant of Planning Permission****10. DCSW2007/0614/F - MOSSBURN, NEW MILLS, CLEHONGER, HEREFORD, HR2 9TL. (AGENDA ITEM 10)**

Two storey and single storey extensions.

The Planning Officer reported the receipt of a further letter of objection from the residents of Keys Cottage.

In accordance with the criteria for public speaking Mrs. Maddy, a neighboring resident, spoke in objection to the application.

Councillor D.C. Taylor, the local ward member noted the concerns raised by the local residents. He felt that approving the application would result in the loss of an affordable dwelling and felt that there was already a lack of two bedroom properties in the area.

A number of members felt that the increase in size of the dwelling was unacceptable and that increasing the size of the existing dwelling would be detrimental to the provision of affordable housing in Clehonger.

In response to a number of points raised by members, the Development Control Manager confirmed that policy H18 of the UDP required the existing dwelling to remain the prominent feature and furthermore any extension should also be in keeping with the existing dwelling and its surroundings.

RESOLVED

That: (i) The Southern Area Planning Sub-Committee is minded to refuse the application subject to the reasons for refusal set out below (and any further reasons for refusal 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) Contrary to policy H18 of the Unitary Development Plan.

(ii) 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 refuse the application subject to such reasons for refusal referred to above.

[Note: Following the vote on this application, the Development Control Manager advised that he would not refer the decision to the Head of Planning Services.]

11. DCSE2007/0852/F - EVERSTONE FARM, PETERSTOW, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6LH (AGENDA ITEM 11)

Change of use of farm building to B1 use with treatment plant and ancillary works.

The Principal Planning Officer reported the following:

- A letter from the applicant's agent confirming that the applicant has a right of way to his building and is not required to contribute towards maintenance of the access road. A note defining class B1 is also included.
- A letter from the neighbouring residents withdrawing their objections to the application.

In accordance with the criteria for public speaking Mr. Howells spoke in objection to the application and Mr. Griffin, the applicant's agent, spoke in support.

Councillor J.A. Hyde, the local ward member, felt that the impact of B1 industrial use

on the site would have an unacceptable impact on the amenity of local residents. She felt that the previous application for holiday accommodation, dismissed on appeal in 2006, would have been more acceptable to the neighbouring residents. She felt that the A49 was already extremely busy and an increase in traffic could have an impact on highway safety.

The Principal Planning Officer confirmed that as the current use of the site was agricultural a residential type usage would be seen as a last resort by the planning inspector. He confirmed that type B1 usage would be small industrial units and they would therefore not be operating large, noisy equipment.

Councillor J.A. Hyde felt that the application was contrary to policy HBA12 of the Unitary Development Plan and should therefore be refused contrary to the officers recommendation. She also felt that the mix of B1 and residential use was not acceptable and cited highway safety as a further ground for refusal.

Councillor J.B. Williams felt that a B1 usage would result in less noise and disturbance than the sites current agricultural usage.

A number of members felt that holiday accommodation would be more suitable on the site and felt that the B1 usage would have an unacceptable impact on the local residents and the local road network.

In response to a number of points raised by members the Development Control Manager confirmed that the traffic for B1 usage would be similar to a residential use. He confirmed that the Economic Development Team supported the application and that the Highways Agency had not objected. He also confirmed that the only objection from the Traffic Manager related to the number of parking spaces on the site.

RESOLVED

That: (i) The Southern Area Planning Sub-Committee is minded to refuse the application subject to the reasons for refusal set out below (and any further reasons for refusal 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) Contrary to policy HBA12 of the Unitary Development Plan.**
- B) Unacceptable impact on the amenity of local residents.**
- C) Highway safety.**

(ii) 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 refuse the application subject to such reasons for refusal 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.]

12. DCSE2007/1067/F - JAYS PARK LINTON, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7UH. (AGENDA ITEM 12)

Erection of agricultural storage building.

In accordance with the criteria for public speaking Mr. Pearce, the applicant's agent, spoke in support of the application.

Councillor H. Bramer, the local ward member, confirmed that there were a number of concerns in his ward in respect of the application. He also felt that the application should be deferred until a later date due to the outstanding enforcement issues on the site.

The Development Control Manager confirmed that the enforcement action did not need to be resolved before the current application could be determined. He felt that the two issues were not related and should be treated separately.

Councillor Bramer felt that he could not support the application due to the uncertain nature of the site. He noted that the applicant had not indicated the usage for the agricultural building and he was concerned that the final usage could result in an inappropriate usage of the land. He therefore felt that the application should be refused as it was contrary to policy E13 of the Unitary Development Plan and due to the impact on the landscape. He also noted that the functional usage of the building was still unclear.

In response to a number of questions raised by members, the Principal Planning Officer confirmed that the site was 8.4 hectares in size and that certain work on the site could be carried out under permitted development rights.

Members on balance were concerned that there was no clear indication of what the site was going to be used for after the agricultural building was constructed. A number of members commented that they had a duty to look towards the future use of the site and could therefore not support the application.

RESOLVED

That: (i) The Southern Area Planning Sub-Committee is minded to refuse the application subject to the reasons for refusal set out below (and any further reasons for refusal 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) Contrary to policy E13 of the Unitary Development Plan.**
- B) Impact on the landscape**
- C) The functional usage of the building is unclear**

(ii) 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 refuse the application subject to such reasons for refusal referred to above.

[Note: Following the vote on this application, the Development Control Manager advised that he would not refer the decision to the Head of Planning Services.]

13. DCSE2007/0031/F - GREEN ORCHARD, RYEFIELD ROAD, ROSS-ON-WYE, HEREFORDSHIRE. (AGENDA ITEM 13)

Demolition of existing detached dwelling and erection of 9 no. residential dwelling apartments.

Councillor A.E. Gray, the local ward member, felt that Members would benefit from a

site inspection.

RESOLVED:

That consideration of the application be deferred for a site inspection for the following reasons:

- **the setting and surroundings are fundamental to the determination or the conditions being considered.**

14. DCSE2007/0900/F & DCSE2007/0894/L - AWNELLS FARM, MUCH MARCLE, LEDBURY, HEREFORDSHIRE, HR8 2NW. (AGENDA ITEM 14)

- Change of use from unused farm buildings to farm shop and office and erection of single storey building for use as production unit in place of redundant farm buildings with associated access road and parking.*
- Removal of internal partitions and ceilings; build internal and external staircases; floor repair. Changes to fenestration. Restore door opening to front elevation first floor.*

The Principal Planning Officer reported the following:

- The conservation manager has no further comments on the proposals.

Councillor T.M.R. McLean, the local ward member, confirmed that she had received no representations from the any of the local residents, she also noted that the parish council had not objected to the application. She felt that the conditions recommended by the case officer addressed any concerns raised.

A number of members welcomed the proposal and felt that it should be approved.

RESOLVED

With regard to DCSE2007/0090/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 C02 (Approval of details)

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

3 G04 (Landscaping scheme (general))

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

4 G05 (Implementation of landscaping scheme (general))

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

5 G01 (Details of boundary treatments)

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

6 E15 (Restriction on separate sale)

Reason: It would be contrary to the policy of the local planning authority to grant consent for a separate dwelling in this location.

7 F32 (Details of floodlighting/external lighting)

Reason: To safeguard local amenities.

8 H03 (Visibility splays)

Reason: In the interests of highway safety.

9 H06 (Vehicular access construction)

Reason: In the interests of highway safety.

10 H13 (Access, turning area and parking)

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

11 H30 (Travel plans)

Reason: In order to ensure that the development is carried out in combination with a scheme aimed at promoting the use of a range of sustainable transport initiatives.

12 H27 (Parking for site operatives)

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

13 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.

14 No development approved by this permission shall be commenced until a scheme for the provision of foul drainage works has been approved by the local planning authority. The scheme shall be implemented in accordance with the approved details.

Reason: To prevent pollution of the water environment.

15 F02 (Scheme of measures for controlling noise)

Reason: In order to protect the amenity of occupiers of nearby properties.

16 E01 (Restriction on hours of working)

Reason: To safeguard the amenities of the locality.

INFORMATIVES:

1. HN05 - Works within the highway
2. HN10 - No drainage to discharge to highway
3. N19 - Avoidance of doubt
4. N15 - Reason(s) for the Grant of Planning Permission

With regard to DCSE2007/0894/L:

That Listed Building 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 C02 (Approval of details)

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

- 3 G04 (Landscaping scheme (general))

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

- 4 A schedule of repairs for works to the mill building shall be submitted to and approved in writing by the local planning authority before development commences.

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

- 5 The method of removing the paint on the external walls shall be submitted to and approved in writing by the local planning authority before development commences. A sample area shall be prepared for inspection and approval before completing the works.

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

- 6 G05 (Implementation of landscaping scheme (general))

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

- 7 G01 (Details of boundary treatments)

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

INFORMATIVES:

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

15. **DCSE2007/0181/O - BP NORTHBOUND, ROSS SPUR, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7QQ. (AGENDA ITEM 15)**

Erection of offices (B1) 1858 sq. metres (net lettable), 2137 sq. metres gross with 86 car parking spaces.

Councillor T.M.R. McLean, the local ward member, noted the concerns of the Parish Council and the local residents and felt that Members would benefit from a site inspection.

Councillor P.G.H. Cutter wished to address the sub-committee in respect of the application but was advised by the Legal Practice Manager that any such debate should take place when the item was determined by the sub-committee following the site inspection. Councillor Cutter felt that this was not acceptable and asked for clarification on the point, in writing, from the Head of Legal Services.

RESOLVED:

That consideration of the application be deferred for a site inspection for the following reasons:

- **the setting and surroundings are fundamental to the determination or the conditions being considered.**

16. **DCSE2007/0534/O - BP NORTHBOUND, ROSS SPUR, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7QQ. (AGENDA ITEM 16)**

Storage unit Use Class B8, area 1,408 sq. metres.

RESOLVED:

Councillor T.M.R. McLean, the local ward member, noted the concerns of the Parish Council and the local residents and felt that Members would benefit from a site inspection.

That consideration of the application be deferred for a site inspection for the following reasons:

- **the setting and surroundings are fundamental to the determination or the conditions being considered.**

17. **DCSE2007/0730/F - SUNVIEW, REDHILL ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5AU. (AGENDA ITEM 17)**

Single storey extension and general alterations to existing bungalow.

Councillor C.M. Bartrum, one of the local ward members, felt that the application complied with the Unitary Development Plan and that the impact on neighbouring properties would be minimal.

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 B02 (Matching external materials (extension))

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

Informative(s):

1 N19 - Avoidance of doubt

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

18. DCSE2007/0995/F - LONG ORCHARD, THE LEA, ROSS-ON-WYE, HR9 7JY.
(AGENDA ITEM 18)

Proposed 4 no. four bedroom detached dwellings.

Councillor H. Bramer, the local ward member, confirmed that the application was of great concerns to the residents of Weston under Penyard. He confirmed that the entrance to the site was between two entrances to the Primary School and opposite a GATSO speed camera. He felt that the entrance to the site was in an extremely dangerous location and felt that the application should be refused on grounds of highway safety.

The Senior Planning Officer confirmed that this was the third application on this site, the first two had been refused due to highway safety concerns. He noted that the applicant had met with the Highways Agency and resolved their objections by using a larger visibility splay in the current application.

RESOLVED

That: (i) **The Southern Area Planning Sub-Committee is minded to refuse the application subject to the reasons for refusal set out below (and any further reasons for refusal 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) Highway safety

(ii) **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 refuse the application subject to such reasons for refusal 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.]

19. DCSE2007/0781/F - GREENACRES CARAVAN AND CAMPING, LEA, NR. ROSS-ON-WYE, HEREFORDSHIRE, HR9 7JZ. (AGENDA ITEM 19)

To allow up to 8 touring caravans to be stored out of season.

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.

3 G11 (Retention of hedgerows (where not covered by Hedgerow Regulations))

Reason: To ensure that the application site is properly landscaped in the interests of the visual amenity of the area.

4 No more than 8 touring caravans shall be stored on this site at any one time.

Reason: In order to minimise visual intrusion.

5 The storage of caravans shall not take place between 31st October and 31st March.

Reason: In order to define the permission.

Informative(s):

1 N19 - Avoidance of doubt

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

20. DCSE2006/1495/F, DCSE2007/0704/F & DCSE2007/0705/F - THE SINGING STUD YARD, (LAND ADJ. BODENHAM FARM), MUCH MARCLE, LEDBURY, HEREFORDSHIRE, HR8 2NJ. (AGENDA ITEM 20)

a) Retention of foaling boxes and one 'infil' stable (retrospective application).

b) Retrospective application for blockwork skin to existing stables.

c) Retention of lean-to building for storage purposes.

In accordance with the criteria for public speaking Mr. Morgan, Mr. Arscott, and Ms. Mitchell had registered to speak in respect of this item but deferred their right to speak until after the site inspection had taken place.

RESOLVED:

That consideration of the application be deferred for a site inspection for the following reasons:

- the setting and surroundings are fundamental to the determination or the conditions being considered.
- a judgement is required on visual impact
- the setting and surroundings are fundamental to the determination or to the conditions being considered

21. DCSE2005/3806/O - SITE NR. BODENHAM FARM, MUCH MARCLE. SO653321. (AGENDA ITEM 21)

Dwelling for stud farm worker at Equine Centre.

RESOLVED:

That consideration of the application be deferred for a site inspection for the following reasons:

- the setting and surroundings are fundamental to the determination or the conditions being considered.
- a judgement is required on visual impact
- the setting and surroundings are fundamental to the determination or to the conditions being considered

22. DCSE2007/1006/F - MAJARO BARN, ASTON INGHAM, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7LS. (AGENDA ITEM 22)

Proposed storage shed adjacent Cider Press.

Councillor H. Bramer, the local ward member, noted the concerns of the parish council but felt that the application 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 B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

3 E08 (Domestic use only of shed)

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

INFORMATIVES:

1 N19 - Avoidance of doubt

2 N15 - Reason(s) for the Grant of Planning Permission**23. DCSE2007/1018/F - WYE LEA COUNTRY MANOR, BRIDSTOW, ROSS-ON-WYE, HEREFORDSHIRE, (AGENDA ITEM 23)**

Conversion of leisure buildings to a retirement dwelling with garaging and annex and with new accesses to the highway.

Councillor J.A. Hyde, the local ward member, felt that the application should be approved contrary to the officer's recommendation. She felt that there would have been higher levels of traffic on the site when it was operating as a leisure complex. She also felt that the site could not be referred to as an isolated location as it was in the centre of a retirement complex surrounded by residential dwellings.

Councillor P.G.H. Cutter supported the views of the local ward member and felt that the site was no longer commercially viable and therefore a residential unit would be in keeping with the area.

Councillor R.H. Smith felt that a condition should be added to any planning permission in order to protect the trees on the application site.

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 by members

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.]

The meeting ended at 12.45 p.m.

CHAIRMAN