

MINUTES of the meeting of Southern Area Planning Sub-Committee held at : The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday, 10th October, 2007 at 2.00 p.m.

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

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

In attendance: Councillors TW Hunt and RV Stockton

68. APOLOGIES FOR ABSENCE

No apologies for absence were received.

69. DECLARATIONS OF INTEREST

The following declarations of interest were made:

Councillor	Item	Interest
G Lucas (Chairman) PD Price (Vice-Chairman) H Bramer PGH Cutter MJ Fishley JA Hyde JG Jarvis TMR McLean RH Smith	Agenda Item 6 DCSE2007/2552/A Replacement sign on the corner of Walford Road and The Avenue. Ross Conservative Club, The Avenue, Ross-on-Wye.	A prejudicial interest was declared and the members left the meeting for the duration of the item.
G Lucas JA Hyde H Bramer	Agenda Item 13 DCSE2007/2695/F Demolition of school hall and erection of a two-storey block of four flats and conversion of the retreat to three flats. St Joseph's Convent, Walford Road, Ross-on-Wye	A prejudicial interest was declared and the members left the meeting for the duration of the item.

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AE Gray	<p>Agenda Item 13</p> <p>DCSE2007/2695/F</p> <p>Demolition of school hall and erection of a two-storey block of four flats and conversion of the retreat to three flats.</p> <p>St Joseph's Convent, Walford Road, Ross-on-Wye</p>	A personal interest was declared.
CM Bartrun	<p>Agenda Items 15A & 15B</p> <p>Demolition of redundant ambulance station and erection of 6 no. two bed flats.</p> <p>St John Ambulance, Edde Cross Street, Ross-on-Wye</p>	A prejudicial interest was declared and the member left the meeting for the duration of the item.

70. MINUTES

RESOLVED: That the Minutes of the meeting held on 12th September, 2007 be approved as a correct record and signed by the Chairman.

71. ITEM FOR INFORMATION - APPEALS

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

72. DCSE2007/2694/F - STONY RISE, WOOLHOPE, HEREFORDSHIRE (AGENDA ITEM 5)

Replacement semi-detached cottages in lieu of dilapidated 1960's bungalow.

The Principal Planning Officer reported the following:

- Amended plans have been received that set back the garages as per the comments of the Conservation Manager.

Councillor TMR McLean, the local ward member, felt that the new bungalows would be close to the neighbouring dwellings. She noted the comments from the Parish Council and on balance 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 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.

4 E18 (No new windows in specified elevation)

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

5 H03 (Visibility splays)

6 H05 (Access gates)

7 H09 (Driveway gradient)

8 H12 (Parking and turning - single house)

9 H27 (Parking for site operatives)

INFORMATIVES:

1 HN01 - Mud on highway

2 HN04 - Private apparatus within highway

3 HN05 - Works within the highway

4 HN10 - No drainage to discharge to highway

5 HN21 - Extraordinary maintenance

6 HN22 - Works adjoining highway

7 N19 - Avoidance of doubt

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

73. DCSE2007/2552/A - ROSS CONSERVATIVE CLUB, THE AVENUE, ROSS-ON-WYE, HEREFORDSHIRE (AGENDA ITEM 6)

Replacement sign on the corner of Walford Road and The Avenue.

In response to a question from Councillor H Bramer, the Legal Practice Manager advised members of the recently adopted code of conduct. He confirmed that any member who declared a prejudicial interest would be permitted to speak on the item before leaving the meeting for the debate and vote.

Councillor JB Williams was elected as Chairman for the item as The Chairman and Vice-Chairman of the Southern Area Planning Sub-Committee had declared a prejudicial interest and had therefore left the meeting for the duration of the item.

RESOLVED

That express consent be granted subject to the following conditions:

1 I01 (Time limit on consent)

2 A09 (Amended plans)

74. DCSW2007/2235/F - CASTLEBURY, MADLEY, HEREFORD (AGENDA ITEM 7)

Proposed general storage building.

Councillor DC Taylor, the local ward member, noted the concerns of the Parish Council but felt that the application should be approved as long as the conditions relating to agricultural usage were strongly enforced.

In response to a question from Councillor H Bramer, the Principal Planning Officer confirmed that planning permission was only required as the smallholding was under 5 hectares.

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. The premises shall be used for agricultural purposes and for no other purpose.

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

Informative(s):

1. N19 - Avoidance of doubt

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

75. DCSW2007/2054/F - PANDY INN, DORSTONE, HEREFORD, HR3 6AN (AGENDA ITEM 8)

Extension to provide kitchen stores, toilets and owners bedrooms. New building to provide 8 guest rooms and 2 staff bedrooms.

The Principal Planning Officer reported the following:

- Dorstone Parish Council support the application with the following observations
 - 1 Surface water, with the new building and surfacing of the car park concern, the ground will not cope with the additional storm water.
 2. Whilst noting improvement to the sewerage disposal need to ensure highway piped ditch can handle the volume discharging into the stream can handle the volume discharging into the stream.
 3. Limited car parking spaces, whilst plan indicates increase, some of these spaces will be occupied by residents of the accommodation therefore not available to pub visitors .

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4. Light intrusion of new building, car park and disabled entrance. Info and agreement on number and usage required.
 5. The new accommodation block is not to be separated from the Pandy Inn.
- Note letter sent re exceeding return date, due to putting application on Public display.
 - The Council have received a letter from Mr & Mrs Longbottom, copy sent to Mr Prior”
 - Five letters of support for the proposal have been received raising the following main points:
 - allows applicants to comply with regulations including EEC ones, and Environmental Health regulations with the new kitchen .
 - new toilet facilities required
 - new building will meet the demands of tourist and stabilise business
 - shop has closed need Pandy
 - many pubs/restaurants in area struggling through lack of investment and staff
 - standard of catering and cooking very high at Pandy. Supports local business, local events and charities
 - Smoking Ban has affected village inns, proposed work gives the Pandy a chance for survival .

The Principal Planning Officer noted that the issues raised by Dorstone Parish Council had been addressed in the Officer’s Appraisal.

In accordance with the criteria for public speaking Mr. Longbottom and Mr. Davies spoke in objection to the application and Mr. Gannon, the applicant, spoke in support.

Councillor PD Price, the local ward member felt that granting the application would benefit the village of Dorstone and therefore supported the application.

Councillor H Bramer voiced a number of concerns in respect of the games room, the septic tank and also the smoking area. He felt that the concerns of the local residents should be addressed through conditions but on balance he supported the application.

Members discussed the application thoroughly and felt that concerns regarding the smoking ban in licensed premises were not a matter of debate for the sub-committee and should be dealt with through the Regulatory Committee.

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. C02 (Approval of details)

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

4. D01 (Site investigation - archaeology)

Reason: To ensure the archaeological interest of the site is recorded.

5. F32 (Details of floodlighting/external lighting)

Reason: To safeguard local amenities.

6. F41 (No burning of materials/substances during construction phase)

Reason: To safeguard residential amenity and prevent pollution.

7. F37 (Scheme of odour and fume control)

Reason: In order to ensure that fumes and odours are properly discharged and in the interests of the amenities of residential property in the locality.

8. F38 (Details of flues or extractors)

Reason: In the interests of the amenity of the area.

9. F16 (Restriction of hours during construction)

Reason: To protect the amenity of local residents.

10. No part of the development shall be brought into use until such time as the foul drainage plant and means of disposal off site as detailed have been carried out to the satisfaction of the local planning authority, unless otherwise agreed in writing prior to commencement of works.

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

11. E31 (Use as holiday accommodation)

Reason: The local planning authority are not prepared to allow the introduction of a separate unit of residential accommodation, due to the relationship and close proximity of the building to the property known as The Pandy Inn.

12. 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.

13. H29 (Secure covered cycle parking provision)

Reason: To ensure that there is adequate provision for secure covered

cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.

Informative(s):

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

76. DCSW2007/2455/F - NO. 4 DOYRE HOUSE, PONTRILAS, HEREFORDSHIRE, HR2 0EH (AGENDA ITEM 9)

Conversion of attic to provide additional residential space (2 bedrooms and 1 bathroom).

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

Councillor MJ Fishley, the local ward member, noted the concerns of the neighbouring resident but felt that the use of obscured glazing addressed these concerns fully. She therefore supported the application.

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. E19 (Obscure glazing to windows)**

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

Informative(s):

- 1. N19 - Avoidance of doubt**
- 2. N15 - Reason(s) for the Grant of Planning Permission**
- 3. The applicant's attention is drawn to The Wildlife and Countryside Act 1981 and subsequent legislation protecting sites used by bats and nesting birds.**

77. DCSW2007/2050/F & DCSW2007/2029/L - SHOP BARN, PWLL-Y-HUNT, PONTRILAS, HEREFORDSHIRE, HR2 0HF (AGENDA ITEM 10)

Construction of garage/workshop building to accompany shop barn.

The Principal Planning Officer reported the following:

- A further letter of representation has been received from:

Dr EA Waters & Mrs JE Waters, The Barn ,Pwll-yr-Hunt, Pudding Street, Rowlestone , HR2 0HF

The following main points are made:

may recall that part of the application to build garage/workshop was to avoid unnecessary parking in front of farmhouse and between it and Shop Barn. Despite this a boat has been parked less than 5 metres from our house, considered to be a similar 'blight' on the environment.

The Principal Planning Officer commented that the boat was parked outside the application site and therefore not a matter that has a direct bearing on the proposal made.

Councillor JB Williams, the local ward member had concerns in respect of the location and the need for the new workshop.

The Conservation Manager felt that the location of the workshop was the most appropriate option due to the limited nature of the site. He felt that members may benefit from a site inspection in order to familiarise themselves with the application site.

Councillor RH Smith proposed a site inspection on the grounds that the setting and surroundings were fundamental to the determination or to the conditions being considered.

RESOLVED:

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

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

78. DCSW2006/2992/O - FIELD NO. 9825 OPPOSITE LOWER HOUSE, PONTRILAS ROAD, EWYAS HAROLD, HEREFORDSHIRE, HR2 0ES (AGENDA ITEM 11)

Site for 5 dwellings, comprising 3 no. 4 bedroom two-storey dwellings and 2 no. semi-detached 3 bedroom dwellings.

The Principal Planning Officer reported the following:

- Two further letters have been received from the applicants' agent. The following main points are made:
 - my clients are in agreement that a 7 metres access strip be provided and that footpath issues can be resolved at a later date
 - confirm that the number of houses can be agreed mutually at a later date

He also advised members that the applicant had agreed to alter the description to that of residential development without specifying the number of dwellings at this stage.

In accordance with the criteria for public speaking Mr Jones, a neighbouring resident, spoke in objection to the application and Mr Ponting, the applicant's agent, spoke in support.

Councillor H Bramer was concerned that the number of dwellings had now been

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removed from the application title. He felt that members would be happier to grant permission if they knew how many dwellings were planned. In response to comments by Councillor Bramer, the Southern Team Leader advised members that the original application referred to 5 dwellings in the title. He felt that these details should be determined when the application came back to committee for full consent.

Councillor JG Jarvis felt that the indicative plan supplied by the agent showing 5 dwellings was not acceptable. He felt that the applicant should aim to reduce the number of proposed dwellings on the site.

RESOLVED

That subject to the description being revised omitting mention of 5 dwellings, 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. **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. **Finished floor levels shall be set no lower than 72.37m AOD unless otherwise agreed in writing by the local planning authority.**
Reason: To protect the development from flood risk for the lifetime of the development.
6. **There shall be no new buildings, structures (including gates, walls and fences) or raised ground levels within**
 - a) **7 metres of the top of any bank of the watercourse (Dulas Brook), inside or along the boundary of the site, unless agreed otherwise in writing by the local planning authority.**
Reason: To maintain access to the watercourse for maintenance or improvements and provide for any overland flood flows.
7. **The proposals outlined in the ecologist's report should be followed unless otherwise agreed in writing with Herefordshire Council.**
Reason: To comply with Herefordshire Council's Policy NC.8 and NC.9 in

relation to Nature Conservation and Biodiversity and to meet the requirements of PPS.9 Biodiversity and Geological Conservation and the NERC Act 2006.

To conserve and enhance protected habitat and to maintain the foraging area for protected species in compliance with Unitary Development Plan Policies NC.6, NC.7, NC.8 and NC.9 and PPS.9.

8. A work programme should be devised for the site to ensure that the birds are not disturbed during nesting from March to August inclusive.

Reason: To ensure the law is not breached with regard to nesting birds which are protected under the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and Policies NC.1, NC.5, NC.6 and NC.7 within the Unitary Development Plan.

9. A habitat enhancement scheme based upon the recommendations of the ecologist's report accompanied by a management strategy should be produced and specified in a method statement for submission to Herefordshire Council in order to enhance the habitat on the site for wildlife. This should include a 10 metre wide buffer zone unless otherwise agreed with Herefordshire Council.

Reason: To comply with Herefordshire Council's Policy NC.8 and NC.9 in relation to Nature Conservation and Biodiversity and to meet the requirements of PPS.9 Biodiversity and Geological Conservation and the NERC Act 2006.

To conserve and enhance protected habitat and to maintain the foraging area for protected species in compliance with Unitary Development Plan Policies NC.6, NC.7, NC.8 and NC.9 and PPS.9.

10. Details of the location and type of fencing to be erected during development works should be submitted prior to development.

Reason: To conserve and enhance protected habitat and to maintain the foraging area for protected species in compliance with Unitary Development Plan Policies NC.6, NC.7, NC.8 and NC.9 and PPS.9.

11. An appropriately qualified and experienced ecological clerk of works should be appointed (or consultant engaged in that capacity) to oversee ecological mitigation and enhancement work.

Reason: To comply with Herefordshire Council's Policy NC.8 and NC.9 in relation to Nature Conservation and Biodiversity and to meet the requirements of PPS.9 Biodiversity and Geological Conservation and the NERC Act 2006.

To conserve and enhance protected habitat and to maintain the foraging area for protected species in compliance with Unitary Development Plan Policies NC.6, NC.7, NC.8 and NC.9 and PPS.9.

12. H03 (Visibility splays)

Reason: In the interests of highway safety.

13. H07 (Single access - outline consent)

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

14. 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.

15. W01 (Foul/surface water drainage)

Reason: To protect the integrity of the public sewerage system.

16. 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.

17. W03 (No drainage run-off to public system)

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

18. H28 (Public rights of way)

Reason: To ensure the public right of way is not obstructed.

Informative(s):

1. Note to condition 6:

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of The Agency is required for any proposed works or structures in, under, over or within 7 metres of the top of the bank of the main river (Dulas Brook).

2. N19 - Avoidance of doubt

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

79. DCSE2007/2435/F - LAND ADJACENT TO THE OAKS, BANNUTTREE LANE, BRIDSTOW, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6AJ (AGENDA ITEM 12)

Proposed single storey link between dwelling and double garage to accommodate ground floor study/bedroom and en-suite facility and form rear extension.

Councillor JA Hyde, the local ward member, noted the concerns of the Parish Council and felt that the application was unacceptable in open countryside. She felt that the current dwelling was too large and believed the proposed application was a step too far.

In response to the points raised by the local ward member, the Development Control Manager felt that refusal would be difficult to defend at appeal as the existing dwelling and garage had already been permitted. He also noted that the consultation period had not yet expired so Members would be advised to delegate the decision to officers.

RESOLVED

That: (i) That subject to no further representations being received before the end of the consultation period, 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) The application is unacceptable in open countryside.**
- B) The dwelling is too large.**

(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.]

80. DCSE2007/2695/F - ST JOSEPH'S, WALFORD ROAD, ROSS-ON-WYE, HEREFORDSHIRE (AGENDA ITEM 13)

Demolition of school hall and erection of a two-storey block of four flats and conversion of The Retreat to three flats.

In accordance with the Code of Conduct Councillor PGH Cutter, who had declared a prejudicial interest in respect of the item addressed the sub-committee before withdrawing from the meeting for the ensuing debate and vote.

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

Councillor AE Gray, one of the local ward members, noted that the planning inspector had upheld the original decision to refuse the previous application on the site. She felt that the 15 trees on the site that had been described as exceptional, notable, or generally good should be protected during the construction process.

Members discussed the application and felt that the condition regarding fencing should be amended to ensure that a solid fence be provided to ensure the protection of children in the neighbouring school.

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 C02 (Approval of details)

Reason: To safeguard the character and appearance of this building of 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 W01 (Foul/surface water drainage)**

Reason: To protect the integrity of the public sewerage system.
- 7 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.
- 8 W03 (No drainage run-off to public system)**

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.
- 9 The foul only discharge from the proposed development must be connected to the 225mm public combined sewer at manhole SO59237401, located at the junction of Palmerston Road and Walford Road.**

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.
- 10 H08 (Access closure)**

Reason: To ensure the safe and free flow of traffic using the adjoining County highway.
- 11 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.
- 12 H27 (Parking for site operatives)**

Reason: To prevent indiscriminate parking in the interests of highway safety.
- 13 H29 (Secure covered cycle parking provision)**

Reason: To ensure that there is adequate provision for secure covered cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning

policy.

14 F32 (Details of floodlighting/external lighting)

Reason: To safeguard local amenities.

15 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.

16 G24 (Location of trees on and adjacent to development sites)

Reason: In order that the local planning authority may be satisfied that the deposited scheme will meet their requirements.

INFORMATIVES:

1 N19 - Avoidance of doubt

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

81. DCSE2007/1872/F & DCSE2007/1874/L - HUNTSHAM COURT FARMHOUSE, HUNTSHAM COURT, GOODRICH, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6JN (AGENDA ITEM 14)

Conservation, repairs and alterations.

The Principal Planning Officer reported the following:

- Two letters and a photograph have been received from the applicant responding to the report to Committee, which are in summary:

The project involves a wide range of works (up to £1½ million excluding porch and demolition) to which there is no objection.

The area of contention is therefore small.

Approach to the house has been from the north since at least 1838 – there has never been vehicular access to west front and to do so would involve demolition of C18 gates, pillars and walls, which is inconceivable.

Unlikely that west porch contemporary with original entrance (there have been many entrances although the north entrance was never the principal one).

The north façade was demoted at end of C18 when Georgian windows replaced stone mullion windows.

North elevation is the first to be seen when approaching the house and therefore appropriate to have main entrance door.

Huntsham Court has been altered to reflect the living and farming practices of the day – the current proposal seeks to continue this process rather than being fixed in its current stage.

Proposed Porch

Old Court Hotel (photograph submitted) which is of similar construction,

size and exactly contemporary, has a two-storey porch.

We agree that flight of steps means the porch will read differently from comparable houses but 2-storey porch will read much more pleasingly on this rather tall and narrow façade.

There is a plinth running across façade of ground floor level which with planting should reduce the usual impact of the changes.

Whilst not a reason to demolish the pigsties, it is a source of suitable building stone which may not otherwise be available.

The porch should be in keeping with the C17 architecture of the north façade not the C18 additions to the west front.

Demolition of redundant pigsties

English Heritage and SPAB broadly support; Georgian Group urges caution but does not oppose; Ancient Monuments Society has not visited the site.

Huntsham Court has never been a 'home farm' the pigsties were thrown up by a tenant to meet a farming need. Now back in family hands we are anxious it should revert to a small gentry house and to reverse utilitarian changes.

The pigsties are too small for horses and there is stabling elsewhere. Is it acceptable in C21 to have pig housing adjacent to a house?

The north and west sides of the building, which are open to view, are of very poor quality stone.

Insufficient emphasis given in officer's advice to paragraph 1.3 of PPG15 and Charles Mynor's work "Listed Buildings, Conservation Areas and Monuments".

Proposed new driveway

Planning permission granted in 1986 (SH860471PF) included a new access and drive to car parking area, which followed closely line of access drive now proposed – it was used for following 12 years but now largely obscured by grass. However it is still needed for large lorries which causes problems in Winter.

Trees in this field planted to comply with planning condition and give it a park-like character – felling of these trees is unthinkable.

Natural England are funding the oak avenue under DEFRA higher level Stewardship Scheme; they are keen to see the entrance barn (which is also being funded) used as regular entrance in view of its considerable architectural importance.

This field was arable not an orchard at least as early as 1838.

Funding has also been secured for orchards to south and south-east of the house.

It is stressed that funding covers only part of these costs and considerable personal sums necessary for both fruit trees and oak avenue.

OFFICER COMMENTS

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The applicants seem to accept that the porch would be a modern design not wholly congruous with the C17 originals.

The advice of officers regarding the appropriateness of demolition of the pigsties and the formation of a new main front to the house is in accord with Government advice.

Notwithstanding the 1986 permission the changes to the access and the drive would require planning permission.

It is not suggested that the trees on this field should be felled and although reversion to an orchard is desirable it is not recommended that permission be refused because it would hamper this.

The field has a pastoral not park-like character, the Conservation Manager considers, and an oak avenue would detract from the low-key, agricultural/domestic character of these unregistered gardens. There is no objection to a low-key access drive across this field.

Natural England's support is probably from an ecological perspective; the Council has a duty to consider the effect on landscape and the character of historic gardens (Policy LA4).

In accordance with the criteria for public speaking, Mrs. Vaughan, the applicant, spoke in support of her application.

Councillor JG Jarvis, the local ward member noted that the pigsties were a lean-to and were not keyed into the house. He felt that removing the pigsties would improve the appearance of the building and would reverse some of the poor work undertaken by the previous tenants.

Councillors H Bramer and MJ Fishley both felt that granting the applications would enhance the site and would help return the house to its original state.

Councillor RH Smith noted the comments received from English Heritage and felt that it may be beneficial to add a condition to any planning permission in order to ensure that the new porch be in keeping with the original building.

The Conservation Manager advised members of the tests for demolition of a listed building as set out in PPG15 of the national guidance. He confirmed that the pigsties were a Grade 2* Listed Building and were therefore in the top 6% of listed buildings in the country. He felt that they were an integral part of the building and could be restored or put to another use and emphasised that good reasons for demolition of the structure were required.

The Development Control Manager advised members of the procedure for dealing with Listed Building Consent against the Officer's recommendation. He confirmed that members could not grant listing building consent as the application would have to be referred to the Secretary of State. He confirmed that the planning permission could be granted but could not be implemented without the listing building consent, therefore he advised members to delegate the decision to officers pending the decision from the Secretary of State. Councillor JG Jarvis, the local ward member, felt that the committee should grant planning permission as this was a separate matter to the listed building consent.

RESOLVED

In respect of DCSE2007/1872/F

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.

- 1) The design of the porch to be in keeping with the original dwelling.**
- 2) A plaque to be erected on the new porch giving details of the date that the works were carried out.**

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 not refer the decision to the Head of Planning Services]

In respect of DCSE2007/1874/L

The application be referred to the Secretary of State for the reasons set out above, the Southern Area Planning Sub Committee is minded to grant Listed Building Consent, subject to conditions. Should the Secretary of State resolve not to call in the application then Officers named in the scheme of delegation to officers be instructed to issue Listed Building Consent subject to conditions.

82. DCSE2007/1938/F & DCSE2007/1940/C - ST JOHN AMBULANCE, EDDE CROSS STREET, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7BZ (AGENDA ITEM 15)

Demolition of redundant ambulance station and erection of 6 no. two bed flats.

The Principal Planning Officer reported the following:

- 1 further letter of objection received:
 - (1) nearby car park is not used at night and residents park outside their houses; even during the day the street is full of cars.
 - (2) Edde Cross Street only route into the town from Wilton causing congestion.
 - (3) Six flats, no garages and a flat roof!

In accordance with the criteria for public speaking Mr Wells, a neighbouring resident, spoke in objection to the application.

Councillor AE Gray proposed a site inspection on the grounds that the setting and surroundings were fundamental to the determination or to the conditions being considered.

Councillor TMR McLean felt that a site inspection would not be necessary as the photographs shown in the Principal Planning Officer's presentation were sufficient. She also felt that most members were aware of the location.

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Following the comments from Councillor TMR McLean, Councillor AE Gray withdrew the motion for a site inspection.

Councillor RH Smith felt that he could not support the application as it was not in keeping with the surrounding dwellings and would not enhance or preserve the conservation area. He also had reservations in respect of the number of parking spaces provided.

Councillor TMR McLean felt that the site was suitable for development but felt the current proposal was unacceptable on design grounds.

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:

C) The application would not enhance or preserve the conservation area.

D) The proposed development is not in keeping with the surrounding dwellings.

(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.]

The meeting ended at 16:50

CHAIRMAN