

# A G E N D A

## Planning Committee

Date: **Friday, 4th July, 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, Committee Manager Planning &  
Regulatory, Tel 01432 260248  
E-mail: [pmartens@herefordshire.gov.uk](mailto:pmartens@herefordshire.gov.uk)*

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### Herefordshire 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, DW Greenow, KS Guthrie, JW Hope MBE, B Hunt, G Lucas, RI Matthews, 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 23 May 2008.

Pages

1 - 14

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|--|---------|
| <b>5. CHAIRMAN'S ANNOUNCEMENTS</b>   |         |
|  |         |
| <b>Reeves Hill Wind Turbine</b>  |         |
| The Council has received a planning application accompanied by an Environmental Impact Statement for the erection of 4 wind turbines. It is likely that the application will be submitted to the meeting on 15 August and suggested that a site visit is undertaken prior to the meeting.                                  |         |
| <b>6. NORTHERN AREA PLANNING SUB-COMMITTEE</b>   | 15 - 16 |
| To receive the attached report of the Northern Area Planning Sub-Committee meeting held on 4 June 2008.  |         |
| <b>7. CENTRAL AREA PLANNING SUB-COMMITTEE</b>  | 17 - 18 |
| To receive the attached report of the Central Area Planning Sub-Committee meeting held on 11 June 2008.  |         |
| <b>8. SOUTHERN AREA PLANNING SUB-COMMITTEE</b>   | 19 - 20 |
| To receive the attached report of the Southern Area Planning Sub-Committee meeting held on 28 May and 25 June 2008.  |         |
| <b>9. DCCW2008/0421/F - RETROSPECTIVE APPLICATION FOR CHANGE OF USE FROM AGRICULTURAL TO A TWO FAMILY TRAVELLER SITE INCLUDING SITING OF TWO MOBILE HOMES AND A TOURING CARAVAN FOR MR JAMES SMITH AND MR JIMMY SMITH AND THEIR RESPECTIVE FAMILIES AT THE BIRCHES STABLES, BURGHILL, HEREFORD, HEREFORDSHIRE, HR4 7RU</b> | 21 - 28 |
| For: Mr. James Smith & Mr. Jimmy Smith, The Birches Stables, Burghill, Hereford, HR4 7RU   |         |
| The application has been referred to the Committee because the Central Area Planning Sub-Committee was minded to refuse permission contrary to recommendation.   |         |
| <b>Ward: Burghill, Holmer &amp; Lyde</b>   |         |
| <b>10. DCCE2008/1026/N - FORMATION OF EARTH BUNDS (8000 CU M OF IMPORTED SOIL) AS SCREENING ETC. AT THE OLD MUSHROOM FARM, HAYWOOD LANE, CALLOW, HEREFORD, HEREFORDSHIRE, HR2 8BX</b>  | 29 - 40 |
| For: Quickskip Recycling per Mr. A. Last, MCIAT, Brookside Cottage, Knaption Green, Herefordshire, HR4 8ER   |         |
| The application has been referred to the Committee because the Central Area Planning Sub-Committee was minded to refuse permission contrary to recommendation.   |         |
| <b>Ward: Hollington</b>  |         |
| <b>11. DATE OF NEXT MEETING</b>  |         |
| 15 August 2008   |         |

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- Attend all Council, Cabinet, Committee and Sub-Committee meetings unless the business to be transacted would disclose 'confidential' or 'exempt' information.
- Inspect agenda and public reports at least five clear days before the date of the meeting.
- Inspect minutes of the Council and all Committees and Sub-Committees and written statements of decisions taken by the Cabinet or individual Cabinet Members for up to six years following a meeting.
- Inspect background papers used in the preparation of public reports for a period of up to four years from the date of the meeting. (A list of the background papers to a report is given at the end of each report). A background paper is a document on which the officer has relied in writing the report and which otherwise is not available to the public.
- Access to a public Register stating the names, addresses and wards of all Councillors with details of the membership of Cabinet and of all Committees and Sub-Committees.
- Have a reasonable number of copies of agenda and reports (relating to items to be considered in public) made available to the public attending meetings of the Council, Cabinet, Committees and Sub-Committees.
- Have access to a list specifying those powers on which the Council have delegated decision making to their officers identifying the officers concerned by title.
- Copy any of the documents mentioned above to which you have a right of access, subject to a reasonable charge (20p per sheet subject to a maximum of £5.00 per agenda plus a nominal fee of £1.50 for postage).
- Access to this summary of your rights as members of the public to attend meetings of the Council, Cabinet, Committees and Sub-Committees and to inspect and copy documents.

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- The nearest bus stop to Brockington is located in Old Eign Hill near to its junction with Hafod Road. The return journey can be made from the same bus stop.

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## **COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL**

**BROCKINGTON, 35 HAFOD ROAD, HEREFORD.**

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HEREFORDSHIRE COUNCIL

**MINUTES of the meeting of Planning Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Friday, 23 May 2008 at 10.00 a.m.**

**Present:** Councillor TW Hunt (Chairman)  
Councillor RV Stockton (Vice Chairman)

Councillors: ACR Chappell, PGH Cutter, DW Greenow, B Hunt, G Lucas, RI Matthews, PM Morgan, JE Pemberton, DC Taylor, PJ Watts and JD Woodward

**In attendance:** Councillors AJM Blackshaw, PJ Edwards, AE Gray, JG Jarvis and JB Williams

**1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors H Davies, AP Taylor and WJ Walling.

**2. NAMED SUBSTITUTES (IF ANY)**

There were no named substitutes present at the meeting.

**3. DECLARATIONS OF INTEREST**

Councillors JW Hope and DC declared a prejudicial interest in respect of Agenda item 9 DCNE2008/0633/F - alterations and extension to existing buildings. new warehouse, concentrate store, gatehouse, fuel tank structures, access road and re-arrangement of hardstanding areas at Robertson's Business Park, Little Marcle Lane, Ledbury (Minute No.9) and left the meeting for the duration of this item.

**4. MINUTES**

**RESOLVED: That the Minutes of the meeting held on 11th April, 2008 be approved as a correct record and signed by the Chairman**

**5. CHAIRMAN'S ANNOUNCEMENTS**

**Forward Planning Manager**

The Chairman said that Mr D Nicholson would shortly be joining the Edgar St Grid Company for a two year secondment and the Committee wished him every success.

**S and A Davies, Marden and Brierley**

Following refusals of permission at Brierley and Marden for caravan sites and for polytunnels, S and A Davies had commenced preparation of a "Masterplan" to set out their strategy for their operations in the County. The Masterplan would not have the formal status of a Development Brief or Supplementary Planning Document but it may help to give a context for future applications by the company on their various sites in the county. The company had recently undertaken public consultation exercises which showed their future intentions.

**6. NORTHERN AREA PLANNING SUB-COMMITTEE**

**RESOLVED:** That the report of the meetings held on 9 April and 7 May 2008 be received and noted.

**7. CENTRAL AREA PLANNING SUB-COMMITTEE**

**RESOLVED:** That the report of the meetings held on 16 April and 14 May 2008 be received and noted.

**8. SOUTHERN AREA PLANNING SUB-COMMITTEE**

**RESOLVED:** That the report of the meeting held on 30 April 2008 be received and noted.

**9. DCNE2008/0633/F - ALTERATIONS AND EXTENSIONS TO EXISTING BUILDINGS, NEW WAREHOUSE, CONCENTRATE STORE, GATEHOUSE, FUEL TANK STRUCTURES, ACCESS ROAD AND RE-ARRANGEMENT OF HARDSTANDING AREAS AT ROBERTSON'S BUSINESS PARK, LITTLE MARCLE ROAD, LEDBURY, HEREFORDSHIRE, HR8 2JT**

The Principal Planning Officer presented the following updates:-

A further letter has been received from a local resident expressing concern as to the works that have commenced upon site.

Severn Trent Water object to the proposed development. They have confirmed the Ledbury Sewage Treatment Works does not have the capacity to allow the applicant to discharge 1,500 cubic metres per day at a maximum discharge rate of 20 litres per second.

The Environment Agency continues to object to the proposed development. The issue as to the disposal of waste water effluent has not been satisfactorily addressed. This is a material planning consideration (Reference: - PPS23 and Circular 3/99). The Agency also require the issues of Water Supply, Flood Risk / Surface Water and Contaminated Land to be addressed further.

Welsh Water object to the proposed development as the area has water supply problems for which no improvements are planned in their Capital Investment Programme. Any increased demand will exacerbate the situation and adversely affect their service to existing customers. They state that it may be possible for the developer to fund the accelerated provision of essential improvements by way of a formal requisition under Sections 40 –41 of the Water Industry Act 1991.

The Planning Ecologist states: -

“I have received the Extended Phase I Habitat Survey report by Enviros Consulting Ltd. dated April 2008 and have discussed the findings with the consultants by telephone and at a site meeting. I have since received the updated survey information for reptiles and great crested newts and the accompanying Habitat Management Scheme.

I am satisfied with the level of survey effort, and note that reptiles were found to be present on the bank adjacent to the Water Treatment works, along with a single, immature great crested newt. Further surveys for great crested newts have established that they are present in the pond at Fairtree Farm, adjacent to

Little Marcle Road, and not in water bodies on the proposed development site. I have recommended that Natural England be consulted on the proposed mitigation strategy to ensure that the relevant legislation is complied with. The location of any newt-proof fencing will also need to be agreed with NE. Further clarification is required as to the location of new habitat for reptiles, and a translocation methodology as the population will effectively be isolated post-development.

If planning permission is to be approved, I recommend the inclusion of conditions.”

Natural England does not object to the proposed development subject to conditions.

The view of the officers was that the works that had commenced on site were primarily related to permitted development or the planning permissions that had previously been granted. Other works were limited to initial ground works. The extent of unauthorised works was not considered to be serious enough to warrant enforcement action.

The Principal Planning Officer said that he wished to make the following changes to the report:-

- (i) add the following to the list of relevant Development Plan policies in para. 2.2: -

S10 – Waste  
 T6 – Walking  
 NC1 – Biodiversity & Development  
 NC5 – European and nationally protected species  
 NC6 – Biodiversity Action Plan priority habitats and species  
 NC7 – Compensation for loss of bio-diversity  
 NC8 – Habitat creation, restoration and enhancement  
 NC9 – Management of features of landscape important for fauna and flora

- (ii) amend paragraph 4.10 of the report to read: -

“ The Minerals and Waste Officer has no objections, subject to appropriate conditions to ensure the minimisation and control of construction and operational waste to the satisfaction of the Environment Agency”.

- (iii) add the following paragraphs following paragraph 6.15: -

Waste

Recent Defra requirements require significant projects to include a Site management Plan to reduce construction waste, encourage recycling, and avoid mixed waste going to landfill. The applicant has agreed to undertake this in accordance with policies S1 and W11 of the Unitary Development Plan.

Operational waste, both liquid and solid, would require appropriate control subject to Environment Agency licensing and permitting to prevent pollution. The Agency would regulate this. There are existing arrangements on site, including storage tanks, effluent plant and settlement pond. The proposal would utilise these with appropriate enhancement to the Environment Agency’s requirements. Pre-treated waste water would either be discharged to a water course (subject to the Environment Agency’s consent) or to the Sewage

Treatment Works (subject to Severn Trent Water consent) and solid waste would be dealt with in a variety of ways. The pomace is sold for animal feed. Other solid waste from the process is debris from the harvest (i.e. soil and vegetable matter / leaves etc), which is transported with the apples. This waste is extracted by centrifuge and returned to the farms. All other solid waste (e.g. glass, cardboard, plastics) is recycled. Any significant changes to waste treatment arrangements would need to be considered separately.”

In accordance with the criteria for public speaking Mr Hepworth of Universal Beverages Ledbury spoke in favour of his application.

Councillor AJM Blackshaw spoke in support of the application in his capacity as Cabinet Member (Economic Development and Community Services) and Councillor K Swinburne Spoke in support in her capacity as Local Ward Member.

The Committee discussed the merits of the application and noted the planning aspects, environmental issues and employment matters involved. The Principal Planning Officer answered a number of questions about the proposals and suggested that further conditions should be added if approval was granted, arising from his additional investigation and the information arising since the report had been prepared. He also outlined the voluntary routing agreement and the travel plan which had been developed with the applicants to minimise the impact on local residents and confine heavy vehicles to main roads. In answer to a question from Councillor RI Matthews, the head of Planning Services said that a condition could not be imposed requiring the applicants to provide a collection point for apple suppliers in the north and west of the County, but that they would be requested to do so.

Having considered all the aspects of the application, the Committee considered that approval should be granted with the additional conditions recommended by the Principal Planning Officer.

#### **RESOLVED**

**That subject to the Environment Agency, Severn Trent Water and Welsh Water withdrawing their objections, the Head of Planning Services be authorised to grant full planning permission in consultation with the Chairman and the Local Ward Members, subject to the following conditions and any other conditions recommended by the Environment Agency, Severn Trent Water and Welsh Water he considers to be reasonable: -**

- 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 Prior to commencement of the development hereby permitted the following matters shall be submitted to the Local Planning Authority for their written approval:**
  - A written schedule of all external materials and their colour with regard the buildings (including external tanks).**
  - Written details of all surfacing materials in relation to the vehicular means of access, turning/manoeuvring areas and motor vehicle parking areas**

The development shall not commence until the Local Planning Authority has given such written approval. The development shall be carried out in strict accordance with the approved details and thereafter maintained as such;

Reason: To ensure a satisfactory appearance to the development in the landscape and to safeguard the setting of the listed Fairtree Farm.

- 3 Development shall not commence until an Order has been made to allow the existing public right of way (i.e. the bridleway) crossing the site to be diverted or stopped up;

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

- 4 The Travel Plan Report from Sanderson Associates (Consulting Engineers) Ltd received 9th April 2008 shall be fully implemented;

Reason: To encourage the use of modes of transport other than the private motor vehicle.

- 5 Prior to the first use of the development hereby permitted the motor vehicle parking, turning and manoeuvring areas and secure cycle parking facilities (i.e. drawing number 249.0803. (00) 31 Rev 2 received 28th April 2008) shall be fully implemented. Thereafter these areas shall be kept available for such use:

Reason: In the interests of highway safety and to encourage the use of modes of transport other than the private motor vehicle;

- 6 Prior to the first use of the development hereby permitted the new vehicular means of access and roadway including visibility splays of 4.5 metres x 120 metres in both directions shall be provided. The visibility splays shall be maintained free of obstruction above a height of 0.9 metre from existing ground level;

Reason: In the interests of highway safety.

- 7 Prior to the first use of the development hereby permitted that part of the existing culvert shown upon drawing number 2008-007-01-06 Revision B received 14th April 2008 to be "opened-up" shall be with a new drainage ditch.

Reason: - In the interests of bio-diversity/ecology.

- 8 No development shall take place until the following has been submitted to and approved in writing by the Local Planning Authority: -

- a) a 'desk study' report including previous site and adjacent site uses, potential contaminants arising from those uses, possible sources, pathways, and receptors, a conceptual model and a risk assessment in accordance with current best practice
- b) if the risk assessment in (a) confirms the possibility of a significant pollutant linkage(s), a site investigation should be undertaken to characterise fully the nature and extent and severity of contamination, incorporating a conceptual model of all potential pollutant linkages and an assessment of risk to identified receptors;

- c) if the risk assessment in (b) identifies unacceptable risk(s) a detailed scheme specifying remedial works and measures necessary to deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any contamination encountered shall be fully assessed and an appropriate remediation scheme submitted to the Local Planning Authority for written approval;

Reason: In the interests of human health and to prevent pollution of controlled waters.

- 9 The Remediation Scheme, as approved pursuant to condition 8) above shall be fully implemented prior to the first use of the development. On completion of the remediation scheme the developer shall provide a validation report to confirm that all works were completed in accordance with the agreed details, which must be submitted before the development is first used. Any variation to the scheme including the validation reporting shall be agreed in writing with the Local Planning Authority.

Reason: In the interests of human health and to prevent pollution of controlled waters.

- 10 All planting, seeding and turfing in the approved details of landscaping (i.e. drawing number 249.0803. (90) 10 Rev 3 received 6th May 2008) shall be carried out in the first planting and seeding seasons following the first use of the development hereby permitted or the completion of the development (whichever is the sooner). Any trees or plants which within a period of ten years from the first use of the building or completion of the development (whichever is the sooner) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the visual impact of the development hereby permitted is satisfactorily mitigated and is integrated satisfactorily into the landscape.

- 11 Notwithstanding the details shown upon the approved plan, the bund: -
- Shall not exceed 3 metres in height from existing ground level;
  - Shall not have a gradient on its south-eastern face adjacent to the general industrial site exceeding 1:4;
  - Shall not have a gradient on its north-western face adjacent to the countryside exceeding 1:7;

Reason: To ensure that the bund has a satisfactory appearance in the landscape.

- 12 The external lighting hereby permitted shall be installed in full accordance with the approved plan (i.e. drawing number J375/EXLTG/001 received 11th March 2008) in terms of luminaire type, mounting height, direction, tilt angle and wattage; and shall thereafter be maintained in full accordance with the approved details. No further external lighting shall be installed upon the site without the prior written consent of the Local Planning Authority.

Reason: To safeguard the character of the rural area.

- 13 Prior to their erection or within month of their erection all lighting columns hereby permitted shall be painted a Goose Wing Grey Colour (BS10A05) and thereafter maintained as such.

Reason: To ensure a satisfactory appearance to the development.

- 14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development normally permitted by Class A, Part 2, Schedule 2, Article 3 shall be carried out without the express permission of the Local Planning Authority.

Reason: To ensure that any future fencing, walling or other means of enclosure is appropriate to the rural character of the area.

- 15 Prior to commencement of the development hereby permitted the trees shown upon drawing numbers TP 1045/0802/TPP/01 and 02 to be retained and protected shall be protected by fencing of at least 1.2 metres in height comprising vertical and horizontal framework of scaffolding (well braced to withstand impacts) supporting either chestnut cleft fencing or chain link fencing in accordance with figure 2 on page c13 of BS5837: 2005. This protective fencing shall be erected in the positions shown upon drawing numbers TP 1045/0802/TPP/01 and 02. Once these protective measures have been erected prior to commencement of the development a suitably qualified arboricultural consultant shall inspect the site and write to the Local Planning Authority to confirm that the protective measures are in-situ. Upon confirmation of receipt of that letter by the Local Planning Authority the development may commence but the tree protection measures must remain in-situ until completion of the development.

Reason: To ensure the retention and future health of those trees upon site that are worthy of retention.

- 16 The level of noise emitted from the site from 22.00 to 07.00 shall not exceed 37 dB LAeq, 15mins at 'Redbank' and 'Flights Farm' nor 35 dB LAeq, 15mins at 'Woodlands' as measured at a distance of 3.5m from the facing facade of each property. All measurements shall be undertaken in accordance with BS4142: 1997.

Reason: To safeguard the amenities of the occupiers of the dwellings known as 'Redbank', 'Flights Farm' and 'Woodland'.

- 17 All construction noise associated with the development hereby permitted that will be audible to nearby residential properties shall be restricted to the hours of 08.00 to 18.00 hours on weekdays, 08.00 to 13.00 hours on Saturdays and shall not be allowed at any time on Sundays, Bank Holidays and Public Holidays. Written approval shall firstly be obtained in writing from Herefordshire Council prior to any works that may be required to be undertaken outside of these times and restrictions.

Reason: To safeguard the amenities of the occupiers of dwellings in the vicinity.

18. The development shall be carried out in accordance with the Site Waste Management Plan received 23<sup>rd</sup> April 2008;

Reason: - In the interests of pollution prevention and efficient waste minimisation and management;

19. No waste of any kind shall be treated on site except those wastes generated by the development hereby permitted. No waste substances or materials shall be imported to the site from elsewhere for transfer, treatment or processing unless otherwise agreed in writing in advance by the Local Planning Authority;

Reason: - To prevent pollution and because any additional waste transfer, treatment or processing could have environmental effects which require further consideration by the Local Planning Authority;

20. Prior to any further development works, a full working method statement and mitigation strategy shall be submitted to the Local Planning Authority, based upon the recommendations set out in the ecologists' reports submitted in April and May 2008. These shall be implemented as approved by the Local Planning Authority and Natural England;

Reasons: - To ensure great crested newts and their habitat are protected under the Wildlife and Countryside Act 1981, the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) and policies NC1, NC5, NC6 and NC7 within the UDP.

To ensure the law is not breached with regard to reptiles and nesting birds which are protected under the Wildlife and Countryside Act 1981 (and amendments) and policies NC1, NC5, NC6 and NC7 within the UDP.

To comply with Herefordshire Council's Policy NC8 and NC9 in relation to Nature Conservation and Biodiversity and to meet the requirements of PPS9 Biodiversity and Geological Conservation and the NERC Act 2006.

21. Within six months of the granting of planning permission, a habitat creation and translocation scheme for reptiles shall be submitted to the Local Planning Authority, based upon the recommendations set out in the ecologists' reports submitted in April and May 2008. This shall be implemented as approved by the Local Planning Authority, and maintained thereafter unless otherwise agreed in writing with the Local Planning Authority;

Reasons: - To ensure great crested newts and their habitat are protected under the Wildlife and Countryside Act 1981, the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) and policies NC1, NC5, NC6 and NC7 within the UDP.

To ensure the law is not breached with regard to reptiles and nesting birds which are protected under the Wildlife and Countryside Act 1981 (and amendments) and policies NC1, NC5, NC6 and NC7 within the UDP.

To comply with Herefordshire Council's Policy NC8 and NC9 in relation to Nature Conservation and Biodiversity and to meet the requirements of PPS9 Biodiversity and Geological Conservation and the NERC Act 2006



22. The recommendations set out in the habitat management scheme submitted to the Local Planning Authority in May 2008 should be followed and shall be implemented as approved within six months of the granting of planning permission, and maintained thereafter unless otherwise agreed in writing with the Local Planning Authority;

Reasons: - To ensure great crested newts and their habitat are protected under the Wildlife and Countryside Act 1981, the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) and policies NC1, NC5, NC6 and NC7 within the UDP.

To ensure the law is not breached with regard to reptiles and nesting birds which are protected under the Wildlife and Countryside Act 1981 (and amendments) and policies NC1, NC5, NC6 and NC7 within the UDP.

To comply with Herefordshire Council's Policy NC8 and NC9 in relation to Nature Conservation and Biodiversity and to meet the requirements of PPS9 Biodiversity and Geological Conservation and the NERC Act 2006

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

Reasons: - To ensure great crested newts and their habitat are protected under the Wildlife and Countryside Act 1981, the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) and policies NC1, NC5, NC6 and NC7 within the UDP.

To ensure the law is not breached with regard to reptiles and nesting birds which are protected under the Wildlife and Countryside Act 1981 (and amendments) and policies NC1, NC5, NC6 and NC7 within the UDP.

To comply with Herefordshire Council's Policy NC8 and NC9 in relation to Nature Conservation and Biodiversity and to meet the requirements of PPS9 Biodiversity and Geological Conservation and the NERC Act 2006.

**Informatives:**

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

**10. WEST MIDLANDS REGIONAL SPATIAL: PHASE TWO REVISION**

The Forward Planning Manager presented a report about a proposed response to the Phase Two Revision of the Regional Spatial Strategy (RSS). He advised that the current version of the RSS was issued by the Government in 2004 followed by a phased review. The first phase which dealt with the Black Country had been completed and second phase had reached an advanced stage. It dealt with housing, employment, the role of centres, waste and some aspects of transport. The third and final phase had begun in November 2007 and covered rural services, gypsy and traveller sites, culture, minerals and environment policies. The Regional Assembly had worked closely with regional stakeholders in preparing the phase two revision, and strategic planning authorities such as Herefordshire Council had submitted

advice to the Assembly in 2006. Consultation was undertaken on spatial options which were considered by Cabinet in February 2007. A preferred option was approved by the Assembly's Regional Planning Partnership in October, and had been submitted to the Secretary of State in December. Formal public consultation on the revision was launched in January and the closing date of was 30 June 2008, although this was likely to be extended. The next stage would be an Examination in Public, arranged by the Secretary of State and held before an independent Panel. The Panel would subsequently prepare a Report for consideration by the Secretary of State who would consult on proposed changes before finalising the revised RSS.

The Forward Planning Manager said that throughout the process of preparing the revisions, the Government had been concerned that more houses needed to be built if problems of affordability were to be addressed. The Assembly had worked with partners, including local planning authorities, to increase its proposals for housing provision throughout the region. Although significant increases in housing development were proposed across the region, the submitted revisions did not meet Government aspirations in full. He explained what the proposals meant for Herefordshire in terms of infrastructure, housing and employment. He advised that although the proposed housing targets were broadly in line with the Herefordshire Unitary Development Plan, there was a greater emphasis on Hereford and the market towns for their location.

The Committee discussed the details of the proposals and Councillor RI Matthews emphasised the need for the careful management of housing in the rural areas to support the sustainability of the local communities. The Forward Planning Manager said that it was important to recognise the very different needs of the communities in the rural west of the county compared to the market towns and other areas. Councillor PJ Edwards said that care needed to be taken to ensure that services matched the housing provision in the larger developments and for the villages. Councillor ACR Chappell highlighted the need for extensive consultation with Members regarding the volume of housing proposed for Hereford and the surrounding areas. Councillor GFM Dawe was concerned that the proposals did not fully address the implications of climate change. The Forward Planning Manager said that Cabinet had previously agreed the volume of housing, the revised proposals emphasised different locations. He was also of the view that significant issues were included on climate change. The proposed approach would help to meet the concerns raised about the Committee regarding Hereford, the market towns and the villages. Having discussed the various proposals set out in the report, the Committee supported the proposals put forward by the Forward Planning Manager. Councillor GFM Dawe voted against the resolution.

## **RESOLVED**

**THAT it be recommended to Cabinet that representations generally supporting the Phase Two Revision be made to the Panel Secretary, subject to:**

- 1. the Spatial Strategy should include further recognition of the infrastructure requirements for Hereford if growth is to be achieved; the peripheral expansion of market towns, and their service centre role for their rural hinterlands; and the need to plan for the renaissance of the region's remoter rural areas in a way which sustains their social, economic and environmental character;**
- 2. Policy CF2 should be amended to recognize that growth may only be capable of being accommodated in some settlements of significant development if infrastructure constraints are removed. The recognition in para. 6.21 in respect of meeting housing needs in smaller settlements**

is welcomed;

3. In respect of policy CF3:
    - a) the total provision of 16,600 dwellings for Herefordshire be supported;
    - b) the identification of Hereford as a settlement of significant development be supported as reflecting the Council's Growth Point partnership with Government for the delivery of housing growth;
    - c) the provision for Hereford (8,300 dwellings) be expressed as a maxima, recognising that at present the extent to which Hereford can accommodate new development is limited and that the practical achievement of these levels of growth will be dependent on suitable transport and other infrastructure provision, as well as other factors;
    - d) following consideration of the distribution of growth within the County in the Local Development Framework Core Strategy and the Hereford Area Action Plan, dwellings which cannot be accommodated within or adjacent to Hereford be directed to the rest of the County in accordance with the principles in policy CF2;
  4. the affordable housing targets in policy CF7 be re-assessed in the light of the emerging Housing Market Assessment for the West Housing Market Area;
  5. Policy CF10 be supported and further recognize that in rural areas there are also considerations such as the relatively high proportion of small sites in the overall housing supply;
  6. the comparison retail floorspace requirements set out in policy PA12A be supported, with the retail assessment work being undertaken as part of the Local Development Framework offering the opportunity to refine the Phase Two Revision figures at Examination if necessary to ensure suitable provision is made for Hereford city centre;
  7. the office development requirement for Hereford in policy PA13A be supported;
  8. the revisions to the waste policies be supported, subject to clarification of the implications of the existing joint arrangements for the principle that each waste planning authority should plan to manage an equivalent tonnage of waste arising within their boundary; and
  9. the continuing recognition of the need to implement the package of measures identified in the Hereford Transport Review be supported, so as to allow Hereford to fulfil its role as a Settlement of Significant Development.
11. **HEREFORDSHIRE LOCAL DEVELOPMENT FRAMEWORK: CORE STRATEGY: DEVELOPING OPTIONS PAPER**

Team Leader Strategic Planning presented a report about the Herefordshire Core Strategy Developing Options paper. He advised that the preparation of a Core Strategy was a mandatory element of the Local Development Framework (LDF). It

included:

- **a long term vision for the County and its places ( to 2026);**
- objectives for an identified set of key issues;
- a strategy to deliver the objectives; and
- an indication of strategic sites or locations, infrastructure needs, funding and responsibilities.

The Core Strategy related to the shaping of places rather than just the grant of planning permission and it was essential that it was linked to the Community Strategy and to the Local Area Agreement. To ensure that these links were made early in the process of preparing the Core Strategy, an LDF Task Group had been established. The Group consisted of Herefordshire Council Cabinet Members covering the portfolio areas of environment, housing, transportation and economic development/regeneration, and Herefordshire Partnership Board representatives for community, economy and environment. It provided a forum for the broad consideration of the spatial development of the county and helped to ensure consistency and coherence across the Council and the Partnership.

The Committee discussed the issues referred to in the report including employment, transportation and housing. Councillor GHM Dawe was of the view that the impact of climate change on housing needed to be dealt with more thoroughly. The Forward Planning Manager said that the issue of climate change was at the heart of the core Strategy and that an important matter for further debate. The Head of Planning Services felt that the debate on the report reflected the views expressed by consultees at the series of road-shows which had been held about the proposals. The options that would be arrived at when the process concluded were likely to be drawn from a combination of those set out in the report. The Committee agreed with the approach suggested by the Forward Planning Manager. Councillor GFM Dawe voted against the resolution.

#### **RESOLVED**

**THAT it be recommended to the Cabinet Member (Environment and Strategic Housing) that the Herefordshire Core Strategy Developing Options Paper be commended for approval by Cabinet for public consultation.**

## **12. STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT**

The Team Leader Local Planning presented a report about the emerging findings of an initial study of land with potential for housing development within Herefordshire. He said that the Strategic Housing Land Availability Assessment (SHLAA) was a study of the potential availability of land for future housing development within Herefordshire for the period up to 2026. The Council was required to produce an assessment under the provisions of PPS3 Housing to demonstrate that the future housing requirement identified in the Regional Spatial Strategy (RSS) could be fulfilled. The study was a key component of the Local Development Framework and contributed to the preparation of the Core Strategy. The study's initial report would be made available as an evidence based background paper for the Core Strategy options. It would help to establish whether those options for broad directions of growth were feasible, by indicating whether sufficient land was potentially available to achieve the levels of growth suggested. The assessment would also provide information for the Hereford Action Area Plan and any other development plan documents. Land identified would contribute to the overall RSS requirements

including those for affordable housing. The technical information contained within the assessment would provide policy information for the Council. It was important to emphasise however that the identification of any site did not indicate that it would automatically receive planning permission or be allocated for housing development. Not all of the sites identified would be either necessary or acceptable and it was not the role of the study to make a final judgement about individual sites. There was also the point that the assessment was being undertaken in the knowledge that the housing figures proposed in the current review of the Regional Spatial Strategy had been challenged by the Government as being too low. Any addition to the future housing provision for Herefordshire would need to be considered further within the context of the Core Strategy and the Assessment.

The Team Leader Local Planning said that some 500 sites had been identified within the process although there were numerous issues with each. Hereford and the market towns had been concentrated upon initially and the next phase would be to widen the scope to the rural areas. The study had been undertaken against a backdrop of forward planning and there was now a need to widen it to include the conservation and environmental issues to help to determine those sites which could be progressed. All sites had been investigated around each settlement to determine their suitability and it was likely that the majority of the smaller ones would be discounted because the emphasis was on areas of growth. Having discussed the details of the report, the Committee expressed its approval of the proposed approach.

## **RESOLVED**

### **THAT**

1. **the processes undertaken to date in compiling the SHLAA be noted and supported; and**
2. **it be recommended to the Cabinet Member (Environment and Strategic Housing) that Cabinet be requested to approve the initial mapped survey findings of the Strategic Housing Land Availability Assessment in respect of Hereford and the market towns as a basis for further technical work in support of the Local Development Framework, with publication of initial survey findings being carried out alongside the Core Strategy options consultation.**

## **13. PLANNING PERFORMANCE AGREEMENTS**

The Head of Planning Services presented his report about planning performance agreements and a proposed local protocol. He said that Planning Performance Agreements (PPA's) were a collaborative project management process primarily aimed at complex development proposals. The aim was to move away from development control to a system of development management which took into account the broader concept of spatial planning. PPAs were aimed at improving the quality of the decision making process, not the speed or decision making, and they may not be appropriate for all types of development proposals. He explained the process involved and suggested the approach which could be used by the Council in dealing with the issues involved. He said that advice from the Government was that if PPAs were to be used regularly, local planning authorities should establish a formal process. He presented a proposed Charter to set out the parameters to be

used by the Council which covered:-

- a) proposals for strategic housing and/or employment sites as identified either in the existing UDP or the forthcoming LDF; or
- b) proposals requiring an Environmental Impact Assessment; or
- c) proposals which would have a significant impact on existing communities and therefore require expansive consultation or involvement from many different stakeholders, interest groups, statutory agencies etc.

The Committee agreed with the approach suggested by the Head of Planning Services

**RESOLVED**

- That**
- (a) the introduction of Planning Performance Agreements: be noted**
  - (b) the application of Planning Performance Agreements be supported for Herefordshire; and**
  - (c) the Charter sent out at Appendix 1 of the report of the Head of Planning Services be approved.**

**14. ANNUAL DEVELOPMENT REVIEW 2008**

The Committee agreed that the review of planning application sites should take place on Monday 30th June, 2008.

**15. DATE OF NEXT MEETING**

4th July, 2008

The meeting ended at 12.03 p.m.

**CHAIRMAN**

PLANNING COMMITTEE

04 JULY, 2008

**REPORT OF THE NORTHERN AREA PLANNING  
SUB-COMMITTEE**

Meeting held 04 June, 2008

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**Membership:**

**Councillor J.W. Hope M.B.E (Chairman)**

**Councillor P.M. Morgan (Vice-Chairman)**

**Councillors LO Barnett, WLS Bowen, RBA Burke, ME Cooper,  
JP French, JHR Goodwin, KG Grumbley, B Hunt, RC Hunt, TW Hunt,  
TM James, P Jones CBE, R Mills, RJ Phillips, A Seldon, RV Stockton,  
J Stone, JK Swinburne, PJ Watts**

**PLANNING APPLICATIONS**

1. The Sub-Committee has dealt with the planning applications referred to it as follows:-
  - (a) applications approved as recommended – 5
  - (b) applications refused as recommended - 0
  - (c) applications deferred for further information/site inspection – 0
  - (d) applications approved or refused against officer recommendation - 1
  - (e) number of public speakers – 2 parish/town council representatives, 2 objectors and 4 supporters

**PLANNING APPEALS**

2. The Sub-Committee received information reports about 6 appeals received, 1 dismissed and 1 upheld.

**J.W. HOPE M.B.E  
CHAIRMAN  
NORTHERN AREA PLANNING SUB-COMMITTEE**

- **BACKGROUND PAPERS – Agenda for meeting held on 04 June, 2008.**





PLANNING COMMITTEE

4 JULY 2008

## REPORT OF THE CENTRAL AREA PLANNING SUB-COMMITTEE

Meeting held on 11 June 2008

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### Membership

#### Councillors:

JE Pemberton (Chairman)  
GA Powell (Vice-Chairman)

PA Andrews, WU Attfield, DJ Benjamin, AJM Blackshaw, ACR Chappell, SPA Daniels, H Davies, GFM Dawe, PJ Edwards, DW Greenow, KS Guthrie, MAF Hubbard, TW Hunt (ex-officio), MD Lloyd-Hayes, RI Matthews, AT Oliver, SJ Robertson, RV Stockton (ex-officio), AP Taylor, AM Toon, NL Vaughan, WJ Walling, DB Wilcox and JD Woodward.

### PLANNING APPLICATIONS

1. The Sub-Committee has met once since the last report and dealt with the planning applications referred to it as follows:-
  - (a) applications approved as recommended - 1
  - (b) applications minded to refuse, contrary to recommendation - 2 [1 referred to Head of Planning Services]
  - (c) applications deferred for a site inspection - 1
  - (d) applications deferred for further information/negotiations - 1
  - (e) applications withdrawn - 1
  - (f) number of public speakers - 4 (parish – 1, objectors - 2, supporters - 1)

### PLANNING APPEALS

2. The Sub-Committee received information reports about 2 appeals that had been received and 1 appeal that had been determined (1 upheld).

**JE PEMBERTON  
CHAIRMAN  
CENTRAL AREA PLANNING SUB-COMMITTEE**

- **BACKGROUND PAPERS – Agenda for the meeting held on 11 June 2008**



PLANNING COMMITTEE

4 JULY 2008

**REPORT OF THE SOUTHERN AREA PLANNING  
SUB-COMMITTEE**

Meetings held on 28 May 2008 and 25 June 2008

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**Membership:**

**Councillors: Councillor PGH Cutter (Chairman)  
Councillors MJ Fishley (Vice-Chairman)**

**CM Bartrum, H. Bramer, BA Durkin, MJ Fishley, A.E. Gray, TW Hunt (Ex-officio), JA Hyde, JG Jarvis, G Lucas, PD Price, RH Smith, RV Stockton (Ex-officio), D.C. Taylor and J.B. Williams**

**PLANNING APPLICATIONS**

1. The Sub-Committee has dealt with the planning applications referred to it as follows:-
  - (a) applications approved - 7
  - (b) applications refused - 1
  - (c) applications deferred for site inspection - 1
  - (d) number of public speakers - 3 (1 objector and 2 supporters)

**PLANNING APPEALS**

2. The Sub-Committee received information reports on 6 appeals received and 6 appeals determined (3 Dismissed and 3 Upheld).

**G. Lucas  
CHAIRMAN  
SOUTHERN AREA PLANNING SUB-COMMITTEE**

- **BACKGROUND PAPERS – Agenda for the meetings on 28 May 2008 and 25 June 2008.**



**DCCW2008/0421/F - RETROSPECTIVE APPLICATION FOR CHANGE OF USE FROM AGRICULTURAL TO A TWO FAMILY TRAVELLER SITE INCLUDING SITING OF TWO MOBILE HOMES AND A TOURING CARAVAN FOR MR JAMES SMITH AND MR JIMMY SMITH AND THEIR RESPECTIVE FAMILIES AT THE BIRCHES STABLES, BURGHILL, HEREFORD, HEREFORDSHIRE, HR4 7RU**

**For: Mr. James Smith & Mr. Jimmy Smith, The Birches Stables, Burghill, Hereford, HR4 7RU**

**Date Received: 19th February 2008**    **Ward: Burghill, Holmer & Lyde**    **Grid Ref: 47047, 44289**

**Expiry Date: 15th April 2008**

Local Member: Councillor S.J. Robertson

### **Introduction**

This application was considered by the Central Area Planning Sub-Committee at its meeting on the 14th May, 2008 when Members resolved refuse permission contrary to the recommendation in the report. This decision was accordingly referred to the Head of Planning and Transportation to determine if it should be reported to the Planning Committee for further consideration.

At its meeting on 14th May, 2008 the Central Area Planning Sub-Committee was recommended to approve this application for the following reasons:

1. The proposal accords with UDP policy H.12 concerning residential accommodation for travellers and is also consistent with the advice in ODPM circular 01/2006 concerning travellers.
2. The site has previously had personal approval for one traveller family. In December permission was refused by Planning Committee (following a referral from the Central Area Committee) to delete the personal nature of the previous permission and allow unrestricted use by travellers.
3. The current application, instead, proposes to change the previous personal permission into a new personal permission for the benefit of a different family. There is, therefore, no significant difference in land use planning terms between this application and the most recent approval on the site.

In the debate the members of the Area Sub-Committee gave weight to the objections from local residents and the Parish Council and were concerned at the perceived risk to the Scout Hut next door from antisocial behaviour, and mention was made as to the loss of trees. The Committee were of the opinion that there would be an unacceptable impact on the amenity of the locality and the countryside. Concerns were also expressed about the traffic on the road and the need to have an adequate access.

It was resolved to refuse permission.

The application raises the following issues:

1. The site matches the criteria set out in UDP policy H.12 for traveller accommodation and is well placed for access to local facilities including shops and the local primary school.
2. The difference between this application and the one refused by the Planning Committee in December 2007 is that the previous application sought unrestricted use by travellers. The new scheme specifies the two families who may occupy the site. In this regard it is consistent with an earlier personal permission on the site. (DCCW2006/3153/F).
3. The proposal accords with national policy advice on Planning for Gypsies in ODPM circular 01/2006.
4. There is no direct evidence to link the two families, the subject of the current application, with acts of crime or vandalism. Consequently, whilst the Scout Hut on the adjacent land is a well used community facility there is no evidence to support a refusal based on fear of crime.
5. The Transportation Manager has no objection to the amended access proposed in the application.
6. In the light of the above the application is consistent with local and national planning policies and a refusal of permission would be extremely difficult to depend on appeal.

As a result of the above the application is referred to this meeting for further consideration. The report to the Central Area Planning Sub-Committee follows:

### **1. Site Description and Proposal**

- 1.1 The Birches Stables is a 0.26 hectare site located southwest of Burghill Scout Hut and Manor Fields Housing Estate on the edge of the settlement boundary for Burghill.
- 1.2 This proposal is to use the land as a site for a two family traveller site to include two mobile homes and a touring caravan for the benefit of two named people and their respective families. The proposal also includes the provision of a new access.
- 1.3 Planning permission was previously granted for the stationing of two caravans for two gypsy families in 2006. This permission was granted with a personal condition and included the provision of the new access. The access has not been constructed and the site has now been sold to a new gypsy family.

### **2. Policies**

- 2.1 Circular 1/2006 ODPM – Planning for Gypsy and Traveller Caravan Sites.
- 2.2 Herefordshire Unitary Development Plan 2007:

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy S3	-	Housing
Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy H4	-	Main Villages: Settlement Boundaries
Policy H7	-	Housing in the Countryside Outside Settlements
Policy H12	-	Gypsies and other Travellers

**3. Planning History**

- 3.1 SH91/1548/PF Use of land as a caravan site for sole occupation of applicant. Approved 22nd January 1992.
- 3.2 DCCW2006/1598/F Variation of condition 1 of planning permission SH91/1548/PF sole occupation. Refused 6th July 2006.
- 3.3 DCCW2006/3153/F Change of use from agricultural to a two gypsy site. Approved 5th January 2007.
- 3.4 DCCW2007/2057/F Variation of condition no. 2 of planning consent DCCW2006/3153/F to allow sale of the property (if necessary) to another travelling family. Refused 14th December 2007.

**4. Consultation Summary**Statutory Consultations

- 4.1 None.

Internal Council Advice

- 4.2 Traffic Manager: Recommends conditions.
- 4.3 Environmental Health & Trading Standards Manager: No objection to this proposal. The Assessment of Accommodation Needs of Travellers in Herefordshire Feb. 2001) and The Gypsy & Traveller Accommodation Assessment Shropshire, Herefordshire, Telford & Wrekin & Powys) 2007 have both identified a future need for extra Traveller Caravan site plots. The gypsy status of the applicants has been confirmed and that they have family and work connections in Herefordshire.

**5. Representations**

- 5.1 Burghill Parish Council: "Burghill Parish Council strongly objects to the retrospective application DCCW2008/0421/F.

The Parish Council has always maintained that this particular site is too close to the Scout Hut and densely populated residential area to be made suitable for a gypsy site.

The refusal of planning permission DCCW2007/2057/F, decision dated 14.12.07, states that due to the local sensitivity of the site and specifically the need to preserve the amenity of the locality, it is considered necessary to maintain strict control over the occupation of the site. It was considered contrary to Policies DR2 and H12 of the HUDP 2007.

The original planning permission in 1989 was granted on the basis that it was only for the lifetime of Mr. Lane. It would then revert to agricultural use. All the recent problems have proved that this should have happened and should now happen.

In the Parish Council's opinion this latest application DCCW2008/0421/F is also contrary to Policies DR2 and H12."

- 5.2 Burghill Scout & Guide Group: "The Group wishes to object to the application. Our reasons have not changed since the previous attempts to get planning and change of use over the past two years, e.g. planning application no. DCCW2006/3153/F and the change of use last autumn.

We are rather surprised to see continuing attempts to get change of use on this agricultural land as previous requests have been turned down by both the Committee and full Council meetings. We are not aware of any change of conditions which might lead to permission being granted and therefore trust that the Council will adhere to its previous decision and refuse the application.

- 5.3 Three letters of objection have been received from Mr. B. Green, The Rustlings, Burghill; Mr. E. Webb, 19 Manor Fields, Burghill and Mrs. J. Jones, Fairway View, Burghill.

The main points raised are:

1. The last occupants had planning permission refused to remove the personal condition and this application should be refused.
  2. Despite the refusal the site has been sold and the new owner has been clearing the site and laying hardcore which is not in the interest of agricultural use as a wildlife area. The removal of trees will be of great detriment to the local area.
  3. Previous conditions have not been complied with.
- 5.4 One letter of support has been received from Herefordshire Travellers Support Group.

The main points raised are:

1. The proposal is in line with Policy H12 of the Herefordshire Unitary Development Plan and reflect Government policy in Circular 1/2006.
2. There is an identified substantial shortfall of gypsy and travellers accommodation in the area and this is being reduced by Herefordshire by granting permission for suitable small sites.
3. The site is close to facilities and sustainable.
4. The previous application although opposed by the Parish Council indicated local support.
5. The current owners have clear traveller status and local connections.

- 5.5 The applicant's agent has submitted the following information:

1. The site previously had planning permission for a two family gypsy site.
2. The new owners acquired the site in January.
3. The applicants are Romany Travellers.
4. The proposal complies with the UDP and Circular 1/2006 (Planning for Gypsy & Traveller Caravan Sites).



- 5. A new access will be constructed away from the scout hut in accordance with the Traffic Manager's requirements.
- 5.6 A letter of support from Mr. W.F. Kerswell, Sollars Cottage, Picklescott, Church Stretton, Shropshire. He is the former vice chairman of the National Gypsy Council and confirms the gypsy status of the families.
- 5.7 A further letter received from Herefordshire Travellers Support points out that the applicants may be forced to put the application to the Planning Inspectorate, some of the representations against hardly apply to the current applicants and reference is made to the Council's duties under the Race Relations Act.

The full text of these letters can be inspected at Central Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

**6. Officer's Appraisal**

- 6.1 This site has previously been accepted and granted planning permission as a gypsy site. Attached to that planning permission was a condition limiting its occupation to Mr. & Mrs. R. Jones and Miss Rosanne Jones. Further conditions were also imposed concerning a new access. The new access has not been formed. The site has now been sold to the applicant who wishes to reside on site and form the new safer access away from the entrance to the Scout Hut.
- 6.2 The site is located in open countryside but immediately adjacent to the settlement boundary of Burghill as identified in the Herefordshire Unitary Development Plan.
- 6.3 There is clear policy presumption against residential development in the open countryside. However Policy H7 of the Herefordshire Unitary Development Plan (Revised Deposit Draft) established a number of circumstances where such development may be exceptionally permitted. It refers specifically to the provision of sites meeting the needs of gypsies or other travellers.
- 6.4 Policy H12 deals directly with sites intended for the accommodation needs of gypsies and other travellers and requires the following criteria to be met:-
  - 1. The site is within reasonable distance of local services and facilities;
  - 2. Sites for settled occupation should be small;
  - 3. Adequate screening and landscaping is included within the proposal in order to ensure that the proposal does not result in an adverse impact upon the character of the area and amenity of the landscape; and
  - 4. They contain appropriate levels of residential amenity, including safe play areas for children and provide satisfactory work and storage areas."
- 6.5 The applicants have provided sufficient evidence to substantiate their gypsy status and as such it is reasonable to consider this proposal against Policy H12 as an exception to the normal presumption against residential development in the open countryside. Accordingly taking the four criteria stated:

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Further information on the subject of this report is available from Mr. K.J. Bishop on 01432 261946

- (1) The site lies adjacent to an identified main village, Burghill and therefore as an identified 'main village' it contains the local services and facilities and is ultimately considered to be a sustainable location.
  - (2) The proposal for two families is considered small in scale.
  - (3) Despite the removal of overgrown areas the site is still well screened within the landscape. However alterations to the access, which are discussed in more detail below, will require the removal of hedging which will make the site more visible until new landscaping grows. However roadside frontage faces Burghill Valley Golf Course where the boundary is well landscaped.
  - (4) There is adequate levels of amenity and play space for children within the site.
- 6.6 In addition, the Council's Environmental Health and Trading Standards Officer has confirmed that there is a lack of availability of authorised pitches is a significant material consideration and your officers are satisfied that based on current information, this site can be treated as a genuine exception.
- 6.7 In view of the above it is considered that the proposal accords with Policy H12. Therefore it is contended that the only issue of concern is the access. A new access has been agreed with the Traffic Manager who recommends the imposition of appropriate conditions. The new access requirements are slightly reduced due to the recent moving of the 30mph speed limit.
- 6.8 The previous application was refused under Policy DR2 which relates to land use and activity. This site being located adjacent to the settlement boundary provides a choice of modes of travel and the use is considered to be compatible with adjoining land uses. Conflict with the scout hut entrance will be eased by provision of the new access and the development will not prejudice development on adjoining sites.
- 6.9 The Parish Council's and other objectors' concerns are noted, however the proposal is considered to be fully compliant with the Herefordshire Unitary Development Plan and Circular 1/2006.
- 6.10 Finally, Members previously granted permission on a personal basis to enable the Local Planning Authority to retain effective control over the site. If Members wish to maintain this position, a suitable condition is proposed.

## RECOMMENDATION

**That planning permission be granted subject to the following conditions:**

- 1. No more than two mobile homes and one touring caravan shall be stationed on the land at any time. No other structure apart from those existing on the site at the time of the application, including those permitted by the caravan site licence shall be erected without the approval of the local planning authority.**

**Reason: In the interest of highway safety and to conform with the requirements of Policy DR3 of the Herefordshire Unitary Development Plan.**

- 2. This permission shall enure for the benefit of Mr James and Mr Jimmy Smith and not for the benefit of the land or any other persons interested in the land. On cessation of their occupation the land shall revert to agricultural use.**

**Reason:** The local planning authority wish to control the specific use of the land in the interest of local amenity and to comply with Policies DR2 and H12 of the Herefordshire Unitary Development Plan.

- 3. **Notwithstanding the submitted plans and within one month of the date of this permission a new vehicle access shall be constructed providing visibility splays of 2 metres x 60 metres in each direction and any entrance gates set back 5 metres, full details of which shall be submitted for approval in writing of the local planning authority, and the access shall be constructed in accordance with the approved details and retained in perpetuity.**

**Reason:** In order to maintain the visual amenities of the area and to conform with Policy LA6 of the Herefordshire Unitary Development Plan.

- 4. **G11 (Landscaping scheme – implementation).**

**Reason:** In order to maintain the visual amenities of the area and to comply with Policy LA6 of Herefordshire Unitary Development Plan.

- 5. **H08 (Access closure).**

**Reason:** To ensure the safe and free flow of traffic using the adjoining County highway and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan

- 6. **H06 (Vehicular access construction).**

**Reason:** In the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan

- 7. **No goods, plant, material or machinery shall be deposited or stored outside the buildings on the land hereby permitted unless otherwise agreed in writing with the local planning authority.**

**Reason:** In order to maintain the visual amenities of the area and to comply with Policy LA6 of Herefordshire Unitary Development Plan.

**Informatives:**

- 1. **N19 - Avoidance of doubt - Approved Plans.**
- 2. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**

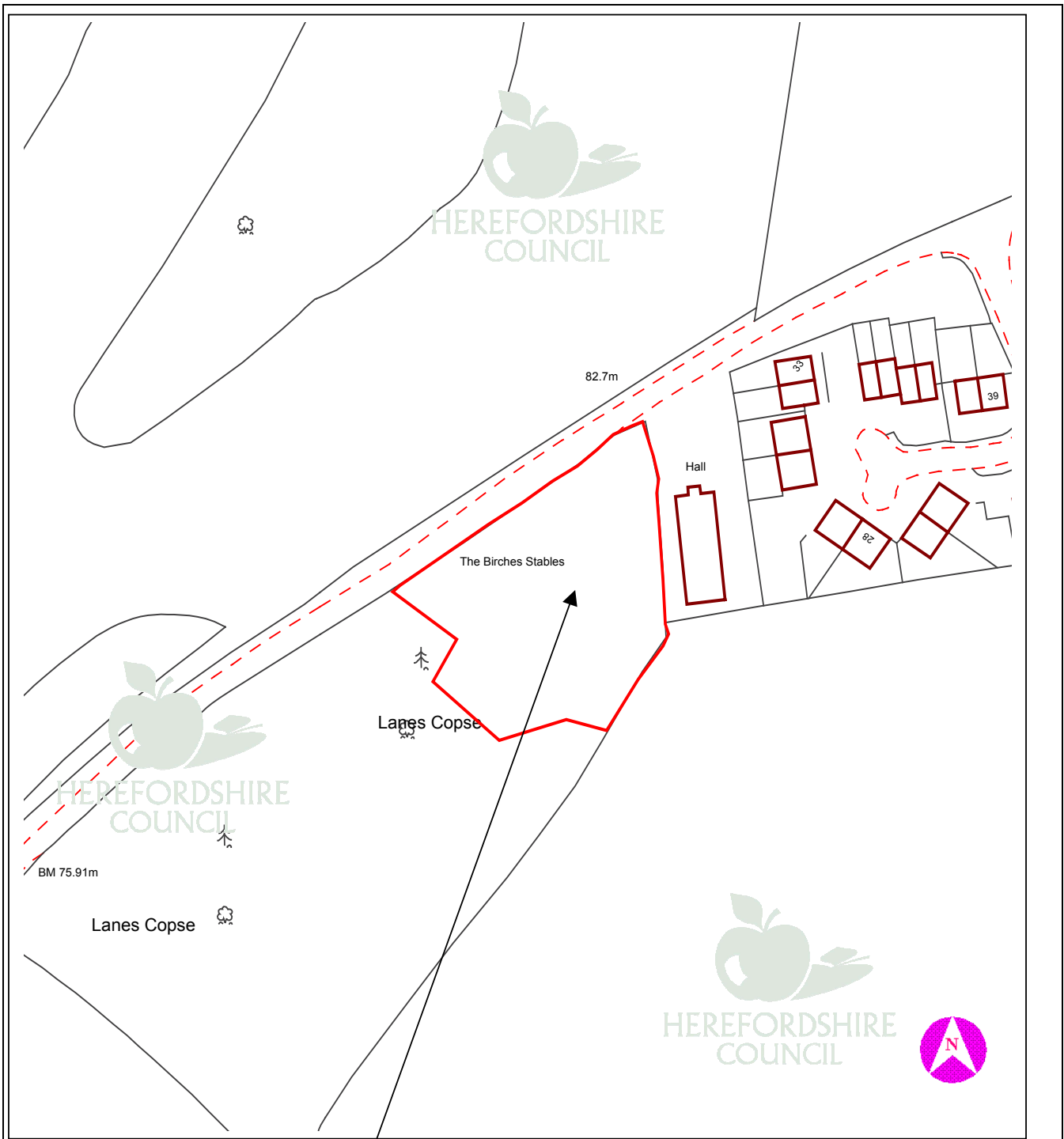
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCW2008/0421/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** The Birches Stables, Burghill, Hereford, Herefordshire, HR4 7RU

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**DCCE2008/1026/N - FORMATION OF EARTH BUNDS  
(8000 CU M OF IMPORTED SOIL) AS SCREENING ETC.  
AT THE OLD MUSHROOM FARM, HAYWOOD LANE,  
CALLOW, HEREFORD, HEREFORDSHIRE, HR2 8BX**

**For: Quickskip Recycling per Mr. A. Last, MCIAT,  
Brookside Cottage, Knapton Green, Herefordshire,  
HR4 8ER**

**Date Received: 14th April 2008      Ward: Hollington      Grid Ref: 48495, 35285**

**Expiry Date: 14th July 2008**

Local Member: Councillor G.F.M. Dawe

### **Introduction**

This application was considered by the Central Area Planning Sub-Committee at its meeting on the 11th June, 2008 when Members resolved to refuse permission contrary to the recommendation in the report. This decision was accordingly referred to the Head of Planning and Transportation to determine if it should be reported to the Planning Committee for further consideration.

At its meeting on 11th June, 2008 the Central Area Planning Sub-Committee was recommended to approve this application because the development would not cause any harm to the landscape character of the area and the traffic issues could be satisfactorily managed through conditions. The planning application thereby complied with Policy W8 of the Unitary Development Plan.

In the debate the members of the Area Sub-Committee were concerned that there was inadequate justification to have the bunds on the site and were very concerned at the impact of large vehicles on the condition of the road leading to the site which was a country lane not suited to large heavy goods vehicles.

It was resolved to refuse permission on highway grounds on highways grounds alone.

The application raises the following issues:

1. The traffic generated would be around 6 vehicle movements a day (i.e. three each way), which would not be significant given that the site already has some commercial use and the access point already has adequate visibility.
2. The Traffic Manager has no objection.
3. The vehicular activity is, of its nature, a temporary feature. Once the bunds are completed there will be no further need for vehicular access on account of this development. Any damage to the highways during the construction period (and which is attributable to the development) can be repaired under normal highway authority powers at the developer's expense.

4. There is an issue over whether the bunds are justified in their own right, but the site was a former munitions store and is of little landscape significance. There is, consequently, no damage to landscape interests arising from the development.
5. In the light of the above a refusal on highways grounds alone would be very difficult to defend on appeal.

As a result of the above the application is referred to this meeting for further consideration.

The report to the Central Area Planning Sub-Committee follows:

**1. Site Description and Proposal**

- 1.1 The site lies at Haywood about 5 kilometres south of Hereford between the A49 (T) and the A465. It comprises nominally agricultural land that has been somewhat industrialised in character by the remnants of wartime ammunitions storage buildings and several ad hoc small business premises. On adjoining land to the northeast are about 13 poultry units, with a wide road between them and the application site. Already on site are two well-vegetated bunds of about 50 metres length, on either side of one of the business premises. Several made up roads cross the site; a relic of the wartime activities, and there are quantities of spread and deposited material of unknown provenance evident at various points cross the site. Access is from the C1226 minor road between Portway and Clehonger, down an existing track of about 400 metres. It is not visible from the road due to the presence of Wellington Coppice, a relict woodland.
- 1.2 The proposal is to import about 8,000 cubic metres of waste soil and inert construction material, which would be used to create two further bunds along the northeastern boundary of the site. Each would be about 150 metres long, 12 metres wide and 4 metres high. The proposal is estimated as requiring about 18 months to complete.
- 1.3 The application was publicised by advertisement in the Hereford Journal on 30th April 2008, by a site notice put up on 24th April 2008 and by direct notification to adjoining neighbours sent on 22nd April 2008.

**2. Policies**

2.1 National Guidance:

- PPS7 - Sustainable Development in Rural Areas
- PPS10 - Sustainable Waste Management

2.2 Herefordshire Unitary Development Plan 2007:

- S1 - Sustainable Development
- S6 - Transport
- S10 - Waste
- DR1 - Design
- DR3 - Movement
- DR4 - Environment
- DR11 - Soil Quality
- T8 - Road Hierarchy
- LA2 - Landscape Character
- LA5 - Protection of Trees, Woodlands and Hedgerows

- LA6 - Landscaping Schemes
- NC8 - Habitat Creation, Restoration and Enhancement
- W2 - Landfilling or Landraising
- W8 - Waste Disposal for Land Improvement

**3. Planning History**

- 3.1 None recorded. The site appears to have been a wartime facility, understood to have been an ammunition store. There are roads and buildings, some occupied by businesses.

**4. Consultation Summary**

Statutory Consultations

- 4.1 Environment Agency: No objections, the proposal would be subject to Environmental Permitting Regulations, under which sampling and monitoring of the deposited material would be required and which would be regulated by the Agency. No conditions requested.

Internal Council Advice

- 4.2 Traffic Manager: No objections, subject to a limit on the number of vehicles to access the site.
- 4.3 Head of Environmental Health & Trading Standards: No objections.

**5. Representations**

- 5.1 Haywood Parish Council does not support the application, questioning the need for the bunds and their possible purpose or function, and objecting to the potential number of hgv's visiting the site as indicated on the application form.
- 5.2 Seven letters of objection have been received from the following residents:

Mr. & Mrs. T. Strange, Forest Lodge, Haywood, Callow; Mr. S. Davies, Knockerhill Farm, Callow; Mr. & Mrs. N. Davies also of Knockerhill Farm, Callow; Miss A. Naylor, 5 Merryhill Terrace, Haywood Lane, Belmont, Hereford; Mr. J. Hatton, Forest Gate, Haywood Lane, Callow; Mrs. Tupper, 4 Merryhill Terrace, Belmont, Hereford and Mr. & Mrs. O. Cotterrell, The Oaklands, Haywood, Callow. Their comments are summarised as follows

- Is there some proposal to import [other] waste materials to be buried in these bunds?
- What would the earth bunds be screening?
- The lanes are not strong enough to take increased traffic;
- The import of waste would have a big impact on our road which is already suffering with excess noise, pollution and traffic;
- Knockerhill Lane is a designated Sustrans cycle route and joins Haywood Lane;
- The granting of such an application would lead to a negative change in the local environment;
- Earth bunds would be out of character and unsightly;
- Access to the site must be of paramount importance when considering this application;

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Further information on the subject of this report is available from Mrs. D. Klein on 01432 260136

- Haywood Lane is used as a commuter short cut between the A49 and the A465.
- Large lorries would not be able to pass each other;
- The development would have a detrimental effect on our lives 6 days a week for at least 18 months, but we also have concerns as to what it may lead to in the future.

The full text of these letters can be inspected at Central Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

## 6. Officer's Appraisal

### Background

- 6.1 The applicant operates a modern waste transfer station at Rotherwas. Construction waste consisting mainly of soil, hardcore and demolition material is brought to that site in skips, tipped out and sorted. This facility is regulated by the Environment Agency through the Environmental Permitting Regulations and therefore all material passing through the site is already controlled. Using sophisticated new machinery, inert materials such as soil, stone and concrete are screened (i.e. sieved and separated according to size) and large pieces are crushed. Any possible unexpected contamination or unsuitable material is identified and isolated at this stage. Useable top-soil is kept separately. The resulting soil or soil-like material is classed as waste because it needs to be disposed of. It is inert, but different from natural soil because it is composed of mixed materials. Simply spreading it is not always acceptable since it would not necessarily benefit agriculture. It can be used as sub-soil and back-fill for other construction projects, but there is invariably a surplus and much of it goes to landfill.
- 6.2 Wherever such material goes it is development requiring planning permission unless it is construction material required as part of a planning permission for operational development. As noted above, it is also subject to Environment Agency regulation. In accordance with the Waste Hierarchy, operators are under increasing pressure to find alternative uses for this mixed material and reduce land filling. Inevitably, excessive stockpiles accrue, and there is a pressing need to find suitable sites where such material might be put to practical use without causing demonstrable environmental harm.

### The proposal

- 6.3 In this case, the applicant has chosen a site that is not directly overlooked, is already developed, is not affected by public rights of way, and would not require a new access. In strategic terms the quantity of soil is very small. The owner of the land is understood to have expressed an interest in establishing further bunding along the edge of his land to function as physical protection and screening for his agricultural land uses.

### Key issues

- 6.4 The main issues of concern are as follows:
- Access and traffic;
  - Source, nature and suitability of the materials to be imported;
  - Visual impact, potential for biodiversity enhancement;
  - Purpose.



Access and traffic

- 6.5 The initial information given on the application form was confusing and has since been revised. The proposal is to import a total 8,000 cubic metres of material over 18 months, equivalent to a possible 16,000 tonnes maximum, depending on the density and weight of the loads. A 32-tonne hgv carries 20 tonnes, so the total number of trips would be around 800 in and out. Over the course of a year this averages at about 15 trips in/out per week, or 2-3 per day. In practice there would be times when more trips would be necessary and other times when none would be made, depending on availability of material. The application asks for 18 months to complete the project including time for final landscaping and planting along the bottom of the bund.
- 6.6 The applicant has confirmed that notwithstanding the details on the application form (which were an error), there would be a maximum of 4-5 trips in any one day (80-100 tonnes). However this concentrated level of activity would occur intermittently; there would be times when no activity would take place depending on availability of material, and time would be needed for on-site earthmoving and construction. Nevertheless, even the projected maximum of 5 trips per day would not be excessive and the scale of the project is modest.
- 6.7 If permission were to be granted, suitable conditions could be imposed to restrict any impact and manage the project, by limiting the number of vehicle movements allowed and the time to be taken for completion of the project. The applicant has expressed a willingness to undertake a routeing agreement if deemed necessary, to avoid any possibility of causing or contributing to traffic congestion.

Source, nature and suitability of the materials to be imported

- 6.8 The applicant has confirmed that the only materials to be brought to the site would be inert soils and construction material that would have been pre-sorted, screened and crushed at his Rotherwas premises. It would not be brought in from any other source. This has several advantages; in particular, it would mean that any unsuitable material would have already been removed for licensed disposal elsewhere, and also that in terms of this proposal, vehicles would only be making the approximately 6 kilometre journey between the two sites rather than travelling from a variety of places. This would not involve crossing the Wye.
- 6.9 The deposit of material would be subject to Environment Agency scrutiny to prevent unsuitable material being imported. The completion of a site diary could be required though a condition, to enable efficient monitoring of the project, recording of the number of lorries, the quantity of material deposited, and contingencies for dealing with rejected loads (if any).
- 6.10 The applicant has confirmed that once the project was completed there would be no further waste soil material brought to the site, and appropriate robust conditions could be imposed to ensure that this was the case.

Visual impact and biodiversity enhancement

- 6.11 There is no doubt that unnatural landforms are not generally encouraged in current planning terms. However bunds used to be standard practice, and many exist at farms, poultry sites and factories as screening. At this site there are already two existing bunds, a large number of unsightly poultry units, and other assorted premises. The site does not affect any designated areas, and the remnant wartime establishment

has left a rather bleak and degraded landscape. If the bunds were constructed as indicated on the application they would not be visible from any public viewpoint, would not impede any public right of way, and could only be viewed from the internal private roadway, against a backdrop of existing hedgerow trees and the poultry units behind. If construction was followed up with appropriate planting along the bunds' base, they could be readily assimilated, and create some useful new wildlife habitat at the same time. As a small belt of wild-space in an otherwise fairly barren environment this could be important for invertebrates, reptiles and birds in accordance with policy NC8. As such, it would also accord with policy W8 as the Best Practical Environmental Option (BPEO).

#### Purpose

- 6.12 Objectors have questioned the stated purpose of the proposal and this point needs addressing. The landowner has expressed a desire to provide his land with some protection from possible vandalism, trespass and arson, having experienced attacks of this nature at other premises in his ownership. It is acknowledged that the proposed bunds could not actually prevent unauthorised access, due to the existing internal road system and the other premises at the site. Arguably the bunds might only be a deterrent, but it is felt that this is less relevant to planning than the issues of traffic and visual impact discussed above. In my view, the potential for biodiversity enhancement and the fact that in this instance the visual impact would be negligible or neutral, outweighs any doubts about the merits or otherwise of the proposal as 'protection'.

#### Conclusion

- 6.13 In this case the site has a rather derelict industrial feel to it, and the proposal offers scope for improvement. Clarification of the actual numbers of vehicle movements involved has removed the objections on traffic grounds. The points raised by objectors are important and have been taken seriously, but the scale of the project is nevertheless modest and short term. Policy W8 offers 6 criteria under which the deposit of waste soil might be acceptable for screening purposes, and the proposal is capable of meeting these.
- 6.14 In terms of the requirements of PPS10, waste operators are under obligation to find sustainable alternatives to landfill and, on appropriate sites, screening is accepted as one way of achieving this. The particular circumstances of the application site are such that additional bunding would not be out of place at this location. Having established the precise details of the scale of the project there are, in my view, no overriding factors that would warrant refusal and the proposal is therefore recommended for approval.

### **RECOMMENDATION**

**That planning permission be granted subject to the following conditions:**

#### **Start and Finish of Project**

- 1. A01 (Time limit for commencement (full permission)) (requirement for notification in writing to the local planning authority within seven days of start).**

**Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.**

2. Unless otherwise agreed in writing in advance the development hereby permitted, including final landscaping, shall be completed on the expiration of 18 months after the starting date as notified under condition 1 above, and no further material shall be imported after that date.

Reason: To ensure satisfactory and timely completion of the development as applied for, to ensure no further material is imported, and to comply with Policies S10 and W8 of the Herefordshire Unitary Development Plan 2007.

3. B01 (Development in accordance with the approved plans).

Reason. To ensure adherence to the approved plans in the interests of a satisfactory form of development and to comply with Policy DR1 of Herefordshire Unitary Development Plan.

#### Pre-commencement Requirements

4. No development shall take place until a scheme for compiling a Site Diary for all deliveries of material to the site for the duration of the development has been submitted to and approved in writing by the local planning authority. The scheme shall include in particular:

- (a) Delivery date and time.
- (b) Vehicle registration number.
- (c) Volume (cu m) or tonnage of material delivered.
- (d) Full description of material delivered.
- (e) Details of any rejected loads, unsuitable or unexpected material or items, and the action taken.

The Site Diary shall be maintained in accordance with the approved scheme until completion of the project, and entries shall be completed as soon as practical after load deliveries on a daily basis. The Site Diary shall be held in the applicant's or his successor's office and be made available for inspection on request during normal office hours by Officers of the Council or the Environment Agency. Within seven days following the end of each month after the start date as notified under condition 1 above until the development is complete, a written summary of the Site Diary giving daily totals of deliveries in terms of vehicle numbers, movements and quantities of material for the previous month shall be submitted to the local planning authority.

Reason: To enable a full record of deliveries to the site to be made available for inspection in the interests of highway safety and environmental protection, in accordance with Policies S1, S6, DR11, W2 and W8 of the Herefordshire Unitary Development Plan 2007.

5. H21 (Wheel washing).

Reason: To ensure that the wheels of vehicles are cleaned before leaving the site in the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan.

6. No development shall take place until a method statement giving details of final landscaping, seeding and planting of the bunds has been submitted to and approved in writing by the local planning authority in consultation with the Council's Conservation Officers. The details should include:
- (a) A plan showing planting proposals.
  - (b) A written specification describing the species, sizes, densities and planting numbers.
  - (c) Details of cultivation and aftercare.
  - (d) Timescales for completion.

The method statement shall be implemented as approved.

Reason: In order to ensure a satisfactory form of development and to conform with the requirements of Policy LA6 of the Herefordshire Unitary Development Plan 2007.

7. Before the development begins, a scheme for the routing of delivery vehicles in connection with the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The scheme shall be thereafter implemented as approved until the project is complete unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of highway safety and to comply with Policies S6, DR3 and T8 of the Herefordshire Unitary Development Plan 2007.

#### Protection

8. G02 (Retention of trees and hedgerows).

Reason: To safeguard the amenity of the area and to ensure that the development conforms with Policy DR1 of Herefordshire Unitary Development Plan

9. No material shall be deposited, or development take place, within 10 metres of the existing hedgerow along the northeast boundary of the site.

Reason: To protect the root systems of the established hedgerow from compaction or damage, in accordance with Policies LA5 and LA6 of the Herefordshire Unitary Development Plan 2007.

10. Unless otherwise agreed in writing in advance by the local planning authority, there shall be no more than six vehicle movements into and six vehicle movements out from the site in any 24-hour period in connection with the development hereby permitted and recorded in the Site Diary required by condition 4 above.

Reason: To minimise traffic impact in the interests of highway safety in accordance with Policies S6, DR3 and T8 of the Herefordshire Unitary Development Plan 2007.

- 11. Unless otherwise agreed in writing in advance by the local planning authority, there shall be no more material imported to the site than the specific quantity necessary to construct the bunds as detailed on the approved plans. No bunds shall exceed 4 metres in height.

**Reason:** To ensure a satisfactory form of development and to limit the amount of waste soil deposited, in accordance with the requirements of Policy W8 of the Herefordshire Unitary Development Plan 2007.

- 12. In respect of the material to be used to construct the bunds hereby permitted, only pre-screened and treated inert material is to be brought to the site, from the applicant's own premises and from no other source, unless otherwise agreed in writing in advance by the local planning authority.

**Reason:** In order to control the source and type of material used to construct the bunds in the interests of local amenity and to protect the environment and prevent pollution in accordance with Policies DR4, DR11 and W8 of the Herefordshire Unitary Development Plan 2007.

- 13. F01 (Restriction on hours of working).

**Reason:** To safeguard the amenities of the locality and to comply with Policy DR2 of Herefordshire Unitary Development Plan.

- 14. No mud or other material emanating from the development hereby permitted shall be deposited on the public highway.

**Reason:** In the interests of highway safety, in accordance with Policy DR3 of the Herefordshire Unitary Development Plan 2007.

- 15. I44 (No burning of materials/substances during construction phase).

**Reason:** To safeguard residential amenity and prevent pollution and to comply with Policy DR4 of Herefordshire Unitary Development Plan.

**Informatives:**

- 1. HN01 (Mud on Road).
- 2. HN21 (Extraordinary Maintenance).
- 3. N19 - Avoidance of doubt - Approved Plans.
- 4. N15 - Reason(s) for the Grant of PP/LBC/CAC.

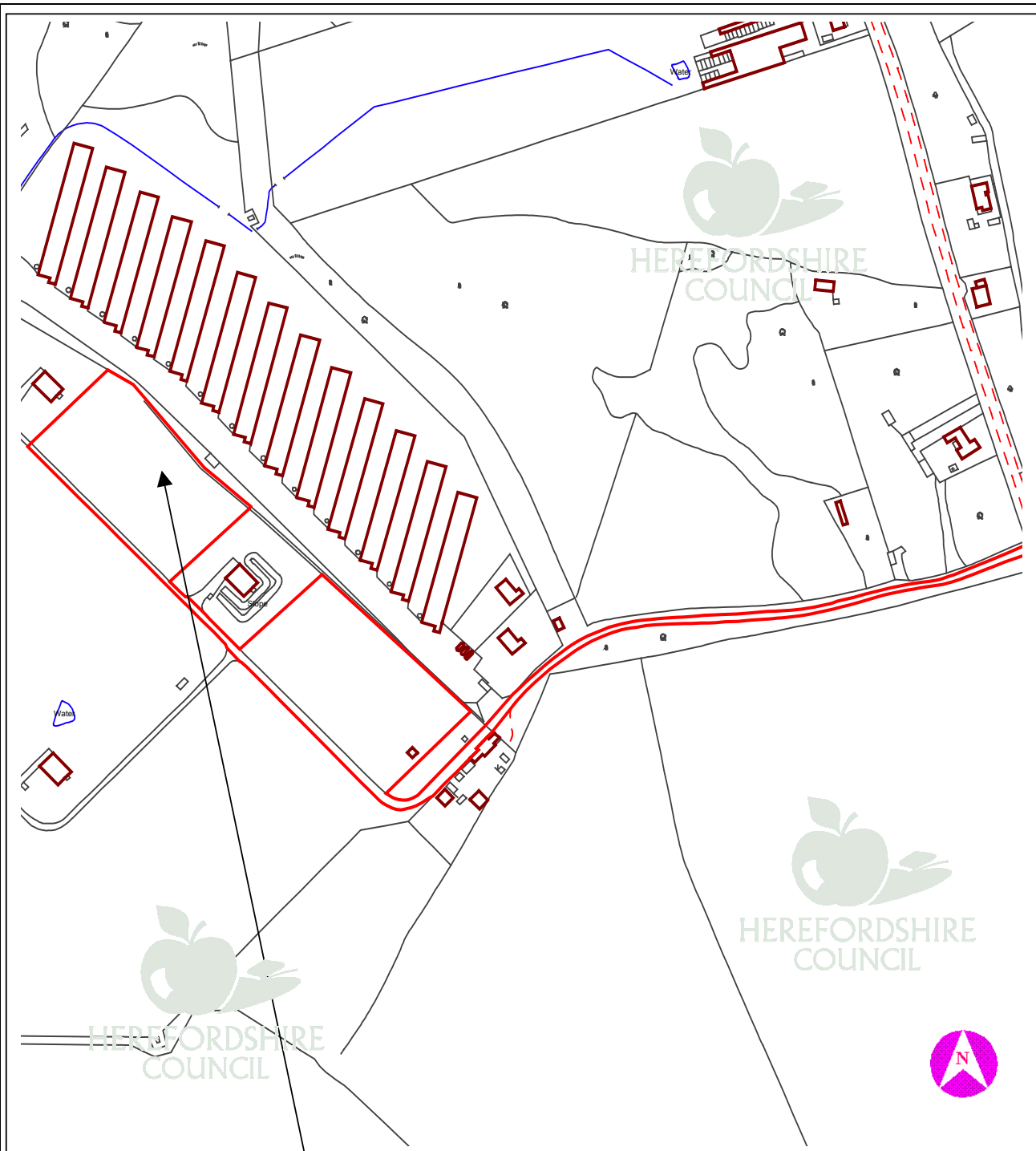
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCE2008/1026/N

**SCALE :** 1 : 3500

**SITE ADDRESS :** The Old Mushroom Farm, Haywood Lane, Callow, Hereford, Herefordshire, HR2 8BX

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