

MINUTES of the meeting of Southern Area Planning Sub-Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday 18 March 2009 at 2.00 pm

Present: Councillor PGH Cutter (Chairman)
Councillor MJ Fishley (Vice Chairman)

Councillors: CM Bartrum, JA Hyde, JG Jarvis, G Lucas, PD Price,
RH Smith and JB Williams

In attendance: Councillors TW Hunt

90. APOLOGIES FOR ABSENCE

Apologies were received from Councillors H Bramer, BA Durkin, AE Gray, and DC Taylor.

91. DECLARATIONS OF INTEREST

7. DCSW2008/2972/F - STEINER ACADEMY HEREFORD, MUCH DEWCHURCH, HEREFORD, HR2 8DL.
Councillor MJ Fishley; Personal; Council appointed School Governor.

92. MINUTES

RESOLVED: That the Minutes of the meeting held on 18 March 2009 be approved as a correct record and signed by the Chairman.

93. ITEM FOR INFORMATION - APPEALS

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

In response to a question the Southern Team Leader advised that no costs had been awarded against the Council for either of the successful appeals at the Kings Head. He added that the applicants could implement either of the planning permissions.

94. ITEM FOR INFORMATION - SECTION 106 AGREEMENTS DETERMINED UNDER DELEGATED POWERS

The Sub-Committee noted the Council's current position in respect of Section 106 agreements determined under delegated powers for the southern area of Herefordshire.

95. DCSW2009/0137/F - NEWCASTLE FARM HOUSE, ORCOP, HR2 8SF.

Extensions to dwelling.

Councillor RH Smith, the Local Ward Member, supported the application as he felt that it was consistent with policy H18 of the Council's Unitary Development Plan. He noted that the Parish Council had not objected to the application although they would

have preferred the extension to be finished in stone cladding.

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 (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.

3 C01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan

4 H12 (Parking and turning - single house)

Reason: In the interests of highway safety, to ensure the free flow of traffic using the adjoining highway and to conform with the requirements of Policy T11 of Herefordshire Unitary Development Plan

Informatives:

1 N19 - Avoidance of doubt - Approved Plans

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

96. DCSW2008/2972/F - STEINER ACADEMY HEREFORD, MUCH DEWCHURCH, HEREFORD, HR2 8DL.

Amendments to planning permission for new assembly hall, classrooms and ancillary building (ref DCSW2003/3461/F) including minor alterations to Church Farm.

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

Councillor MJ Fishley, the Vice Chairman speaking in her capacity as Local Ward Member, advised the sub-committee that she had declared a personal interest in respect of the application due to the fact that she was a Council appointed governor of the school. She stated that she had not supported the expansion plans submitted by the applicants in 2006 but felt that the current proposal was more suitable. She noted the positive comments received from the Much Dewchurch Society and thanked the applicant for a thorough consultation process with the local residents culminating in the introduction of a signed consultation protocol requiring the school to consult with local residents and groups 4 weeks prior to submitting future planning applications. In summing up she thanked the case officer for producing a detailed and thorough report and proposed that the application be granted.

In response to a question, the Principal Planning Officer advised that the flat roofs had not been amended and that the gothic windows would be enhanced.

In response to a question the applicant confirmed that the woodchip would be stored in an underground container and that the traffic movements had been worked out using the site plan. He felt that the delivery vehicles would have no issues in accessing the site to deliver the woodchip.

Members discussed the application and had concern regarding the access to the site for the delivery of the woodchip. They felt that the proposed access for delivery vehicles was too narrow and requested that the application be deferred pending further discussions with the applicant.

RESOLVED:

THAT the application be deferred pending further discussions with the applicant regarding the delivery of woodchip.

The meeting ended at 2.55 pm

CHAIRMAN