

MINUTES of the meeting of Southern Area Planning Sub-Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday 2 September 2009 at 2.00 pm

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

Councillors: CM Bartrum, H Bramer, AE Gray, JA Hyde, JG Jarvis, G Lucas, PD Price, RH Smith, DC Taylor and JB Williams

In attendance: Councillors TW Hunt (ex-officio) and RV Stockton (ex-officio)

28. APOLOGIES FOR ABSENCE

Apologies were received from Councillor BA Durkin.

29. DECLARATIONS OF INTEREST

There were no declarations of interest made.

30. MINUTES

RESOLVED: That the Minutes of the meeting held on 5 August 2009 be approved as a correct record and signed by the Chairman.

31. ITEM FOR INFORMATION - APPEALS

There were no appeals.

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

There were no section 106 reports.

33. DCSE0009/1553/F - LAND WEST OF WELL VALE FARM, WHITCHURCH, HEREFORDSHIRE, HR9 6DW.

Retrospective planning application for two stables and lean-to, and for occasional use as animal shelter and use of land for the keeping of horses. Caravan used for storage of animal equipment.

Councillor JG Jarvis, the Local Ward Member, felt that the application site was well screened from the public highway and therefore moved the recommendation.

RESOLVED

That planning permission be granted subject to the following conditions:

- 1** Within 3 months of the date of this permission the external cladding of buildings marked A, C and D on the submitted plan received and date stamped 23 July 2009 shall be stained dark brown, details of which shall be submitted to and approved in writing by the LPA, and thereafter maintained.

Reason: To protect the visual amenity of the area and to ensure that the development complies with the requirements of policy DR1 of Herefordshire Unitary Development Plan.

2 G02 (Retention of trees and hedgerows)

3 F09 (Private use of stables only)

INFORMATIVES:

1 N19 - Avoidance of doubt - Approved Plans

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

34. DCSE0009/1507/F & DCSE0009/1508/L - FORDING FARM, LINTON, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7SB.

A) Proposed single storey extension to existing farmhouse.

B) Proposed single storey extension to existing farmhouse and partition in existing kitchen.

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

Councillor H Bramer, the Local Ward Member, felt that it would be difficult to extend the property on the front elevation of the existing building. He felt that the primary consideration in respect of the application was whether the need for an extension outweighed the possible visual impact.

In response to a question, the Senior Planning Officer confirmed that policy H18 of the Unitary Development Plan required the original building to remain the dominant feature. He added that the proposed contemporary design achieved this.

RESOLVED

That in respect of DCSE0009/1507/F, planning permission be granted subject to the following conditions:

1 A01 (Time limit for commencement (full permission))

2 C01 (Samples of external materials)

3 D04 (Details of window sections, eaves, verges and barge boards)

4 D09 (Details of rooflights)

5 D10 (Specification of guttering and downpipes)

INFORMATIVES:

1 N19 - Avoidance of doubt - Approved Plans

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

That In respect of DCSE0009/1508/L, listed building consent be granted subject to the following conditions:

- 1 D01 (Time limit for commencement (Listed Building Consent))**
- 2 C01 (Samples of external materials)**
- 3 D04 (Details of window sections, eaves, verges and barge boards)**
- 4 D09 (Details of rooflights)**

INFORMATIVES:

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

35. DCSE0009/1433/F - THE CROWN INN, WOOLHOPE, HEREFORD, HR1 4QP.

Proposed temporary overflow car parking area.

In accordance with the criteria for public speaking, Mrs Whaley, a neighbouring resident, spoke in objection to the application and Mr Slocombe, the applicant, spoke in support.

Councillor RH Smith advised members that the Local Ward Member was unable to attend the meeting due to his involvement in a planning appeal. He stated that the Local Ward Member had noted the narrow highway leading to the application site and had also noticed that the current car parking allocation was usually full.

Councillor Smith felt that the application was in accordance with policy HBA6 of the Unitary Development Plan. He felt that the additional screening proposed by the applicant would be of benefit to the neighbouring residents and requested that a condition be added to cover this.

Members discussed the benefits of using the new parking area for staff only. It was noted that this would result in less vehicle movements as the staff would be in the premises for longer than patrons. However it was also noted that it would result in the proposed additional parking area being used daily rather than only when the existing car park was full.

RESOLVED

That planning permission be granted subject to the following conditions:

- 1 A01 (Time limit for commencement (full permission))**
- 2 Prior to the installation of the grass matting system a sample or trade description of the matting shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with approved details.**

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.

- 3 Prior to the first use of the car parking area hereby approved a site plan indicating the positions and sizes of the car parking spaces together with the manner in which they will be demarked on site shall be submitted to and approved in writing**

by the local planning authority. The car parking spaces shall be laid out in accordance with the approved plan.

Reason: To minimise the likelihood of indiscriminate parking in the interests of highway safety and to conform with the requirements of Policy T11 of Herefordshire Unitary Development Plan.

4 Please insert planting condition

INFORMATIVES:

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

36. DCSE0009/1465/F - GLEWSTONE COURT COTTAGE, GLEWSTONE, ROSS-ON-WYE, HR9 6AW.

Erection of garden shed – part retrospective.

Councillor JA Hyde, the Local Ward Member, noted the concerns raised in the parish council representation. She said that she was initially surprised by their comments but shared their reservations after viewing the site. She felt that the building did not constitute a shed and she was also concerned about its probable use.

Members discussed the application and had some concerns regarding the building. They felt that it was too large and was not in keeping with the surroundings. They also expressed strong reservations in respect of its possible use.

In response to the points raised, the Senior Planning Officer confirmed that the recommendation contained a condition restricting the use of the proposed building to domestic use only.

RESOLVED

That planning permission be granted subject to the following conditions:

- 1 Within 3 months of the date of this permission details/samples or trade descriptions of the materials to be used externally on the roof and walls shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

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 the Herefordshire Unitary Development Plan.

- 2 F07 (Domestic use only of outbuilding)**
- 3 Within 3 months of the date of this permission a scheme of hedgerow planting along the roadside boundary shall be submitted to and approved in writing. The planting shall be carried out in the next planting season.**

The plants shall be maintained for a period of 5 years. During this time, any plants that are removed, die or are seriously retarded shall be replaced during the next planting season with others of similar sizes and species unless the local planning authority gives written consent to any variation. If any plants fail more than once

they shall continue to be replaced on an annual basis until the end of the 5-year maintenance period.

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

Informatives:

1 N19 - Avoidance of doubt - Approved Plans

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

37. DCSE0009/1495/F - KNAPP FIELD, GOODRICH, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6JA.

Proposed dwelling with detached garage and associated works.

In accordance with the criteria for public speaking, Mrs Whyberd, representing Goodrich and Welsh Bicknor Parish Council, and Mr Constance, a neighbouring resident, both spoke in objection to the application. Mr Field, the applicant's agent, spoke in support.

Councillor JG Jarvis, the Local Ward Member, noted that the site had already been granted outline planning permission. He felt that the site levels were not clear on the Officer's presentation and therefore proposed a site inspection.

RESOLVED

That determination of the application be deferred pending a site inspection on the following grounds:

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

The meeting ended at 3.16 pm

CHAIRMAN