

MINUTES of the meeting of Planning Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday 10 August 2011 at 10.00 am

Present: Councillor PGH Cutter (Chairman)
Councillor BA Durkin (Vice Chairman)

Councillors: AN Bridges, PJ Edwards, DW Greenow, KS Guthrie, J Hardwick, JW Hope MBE, Brig P Jones CBE, JG Lester, MD Lloyd-Hayes, G Lucas, RI Matthews, FM Norman, GR Swinford, PJ Watts and JD Woodward

36. APOLOGIES FOR ABSENCE

Apologies were received from Councillors PA Andrews and RC Hunt.

37. NAMED SUBSTITUTES (IF ANY)

There were no substitute members present at the meeting.

38. DECLARATIONS OF INTEREST

7. DMS/111132/F - Field, The Leys, Lynne Down, Much Marcle, Herefordshire, HR8 2NS. Councillor DW Greenow, Personal, The Councillor knows one of the objectors. *[Minutes amended at Planning Committee on 31 August 2011]*

7. DMS/111132/F - Field, The Leys, Lynne Down, Much Marcle, Herefordshire, HR8 2NS. Councillor J Hardwick, Personal, The Councillor knows two of the objectors.

39. MINUTES

Councillor AN Bridges requested that the minutes be amended to include a reference to the restriction of working on Bank Holidays as well as Sundays in respect of application DMS/110995/F.

RESOLVED: That subject to the aforementioned amendment the Minutes of the meeting held on 20 July 2011 be approved as a correct record and signed by the Chairman.

40. CHAIRMAN'S ANNOUNCEMENTS

The Chairman advised that Councillor Kenyon had replaced Councillor Woodward as a member of the Committee due to her ongoing commitments through her mayoral duties. He thanked Councillor Woodward for her input and contribution to the Planning Committee over the previous years.

41. APPEALS

The Planning Committee noted the report.

42. DMS/111132/F - FIELD, THE LEYS, LYNNE DOWN, MUCH MARCLE, HEREFORDSHIRE, HR8 2NS

The Principal Planning Officer gave a presentation on the application and updates / additional representations received following the publication of the agenda were provided in the update sheet.

In accordance with the criteria for public speaking Mr Morgan and Mr Edwards, representing Much Marcle and Yatton Parish Councils, and Mr Roskill, representing some of the local residents, spoke in objection to the application and Mrs Lee, the applicant's wife, spoke in support.

In accordance with paragraph 4.8.2.2 of the Council's Constitution, Councillor BA Durkin, the local ward member, commented on a number of issues, including:

- The committee needed to pay specific attention to policies H7 and H12 of the Unitary Development Plan; Circular 1/2006 in relation to gypsies and travellers; and the comments from the inspector in the previous appeal.
- There was still a shortage of traveller pitches throughout the County.
- Concerns in respect of the current application related to highway safety and sustainability.
- Concerns were also expressed in respect of the impact on the grade 2 listed building which was in close proximity to the site.
- Screening could prove problematic due to the elevated position of the site.
- The junction from Kempley Lane onto the A449 was highlighted as an area of concern due to vehicles travelling at excess speeds along the 'Marcle Mile'.
- The site was located 2.4km away from Much Marcle along a dangerous highway.
- The report referred to six key day to day services located within Much Marcle, a question was asked as to what these were.
- The application should be refused on grounds of visual amenity, highway safety and sustainability reasons.

Members felt that it would be beneficial for the Committee to visit the site prior to determining the application. The Democratic Services Officer advised Members that the site inspection would take place on 30 August.

It was also noted that an additional site inspection would take place on the same date in respect of the proposed relocation of Hereford Rugby Club.

RESOLVED

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

- **the character or appearance of the development itself is a fundamental planning consideration;**
- **a judgement is required on visual impact, and;**
- **the setting and surroundings are fundamental to the determination or to the conditions being considered, and cannot reasonably be made without visiting the site in question.**

43. DATE OF NEXT MEETING

The Planning Committee noted the date of the next meeting.

APPENDIX 1 - SCHEDULE OF COMMITTEE UPDATES

PLANNING COMMITTEE

Date 10 August 2011

Schedule of Committee Updates/Additional Representations

Note: The following schedule represents a summary of the additional representations received following the publication of the agenda and received up to midday on the day before the Committee meeting where they raise new and relevant material planning considerations.

DMS/111132/F - Change of use of land from agricultural to a one family traveller site including siting of one mobile home, touring caravan, shed and new access at Field, The Leys, Lynne Down, Much Marcle, Herefordshire, HR8 2NS

For: Mr John Lee, 2 Barnett Close, Ledbury, Herefordshire, HR8 2LT

ADDITIONAL REPRESENTATIONS

Two letters of support has been received. One states that the applicants have lived and worked in the area and should be considered as local, that they want a place to bring up their family and the site will be kept clean and tidy. The other states that they have been and would be good neighbours.

OFFICER COMMENTS

None

NO CHANGE TO RECOMMENDATION

