

Minutes of the meeting of Planning and regulatory committee held at Online meeting on Wednesday 28 April 2021 at 10.00 am

Present: Councillor John Hardwick (chairperson)
Councillor Alan Seldon (vice-chairperson)

Councillors: Paul Andrews, Polly Andrews, Sebastian Bowen, Toni Fagan,
Elizabeth Foxton, Terry James, Tony Johnson, Graham Jones, Mark Millmore,
Jeremy Milln, Paul Rone, John Stone and William Wilding

In attendance: Councillors Yolande Watson

108. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Graham Andrews.

109. NAMED SUBSTITUTES

Councillor Bowen substituted for Councillor Graham Andrews.

110. DECLARATIONS OF INTEREST

Agenda item 6: 202567 - Land West Of Orcop Village Hall, Orcop

Councillor Rone declared an other declarable interest because he knew the applicant and left the meeting during consideration of this application.

Agenda item 7: 202050 - Land At Wye Valley View, Symonds Yat, Ross-On-Wye

Councillors Hardwick and Watson declared other declarable interests as Council appointees to the Wye Valley AONB Joint Advisory Committee.

(It was noted that many members of the Committee knew the agents for each application as former officers of the Council.)

111. MINUTES

RESOLVED: That the minutes of the meeting held on 7 April 2021 be approved.

112. CHAIRPERSON'S ANNOUNCEMENTS

None.

113. 202567 - LAND WEST OF ORCOP VILLAGE HALL, ORCOP, HEREFORDSHIRE

(Councillor Rone left the meeting for the duration of this item. Councillor Fagan fulfilled the role of local ward member and accordingly had no vote on this application.)

The Senior 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, as appended to these minutes.

In accordance with the criteria for public speaking for virtual meetings, Mr M Hearne, Clerk to Orcop Parish Council had submitted a written submission in opposition to the application. This was read to the meeting. Mr D Macrae, a local resident, spoke in opposition to the scheme as a virtual attendee. Mr J Cooper, the applicant, and Mr M Tompkins, the applicant's agent spoke in support of the application as virtual attendees.

In accordance with the Council's Constitution, the local ward member, Councillor Fagan, spoke on the application. In summary, she commented that the application had generated some local controversy and that was why she had requested that the Committee consider the matter. The key question of principle was whether the proposal was development in open countryside and contrary to policy or a potential housing site in a dispersed settlement. A Neighbourhood Development Plan was being prepared and the site was not within the draft settlement boundary. There was concern that approving such an application would set a precedent for development in the open countryside. The Parish Council opposed the application. In terms of sustainability there were no local services.

The Committee discussed the application.

The local ward member was given the opportunity to close the debate. She reiterated the key question of principle that she considered needed to be considered which had implications for housing growth in rural areas across the County.

RESOLVED: That planning permission be refused for the following reasons:

- 1. The application seeks outline approval for the erection of a single residential dwelling in an open countryside location that is neither within or adjacent to the main built up area of Orcop, the closest named settlement, and as such conflicts with Policy RA2 of the Herefordshire Local Plan – Core Strategy. The proposed development fails to meet any of the exceptions for development outside settlement boundaries, as specified in policy RA3 of the Herefordshire Local Plan – Core Strategy. As a result of the location, away from services and public transport, future occupants of the dwelling would have an undue reliance upon a private motor vehicle to access services and would be more likely to travel further afield, once in private motor vehicles, to access a better range of services and facilities offered beyond the nearby villages. In undertaking the test set out in paragraph 11d)ii of the National Planning Policy Framework, in light of the Council's current housing land supply position and the very limited social and economic benefits, the identified adverse impact in relation to the direct conflict with the Core Strategy as set out in this reason for refusal, and the following reason, significantly and demonstrably outweigh the benefits.**
- 2. The application site is located in a large scale open landscape with wide ranging views possible from a range of locations in the Garren Brook Valley and the erection of a single dwelling and associated change of use would result in unjustified and irreversible landscape harm on a site that is not spatially associated with a settlement or surrounding built form. Furthermore it would be contrary to the established nucleated settlement pattern of nearby Orcop. As such the development proposal has not been positively influenced by the surrounding landscape and settlement**

character as required by Policy LD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

114. 202050 - LAND AT WYE VALLEY VIEW, SYMONDS YAT, ROSS-ON-WYE, HR9 6BJ

The Senior Planning Officer gave a presentation on the application.

In accordance with the criteria for public speaking for virtual meetings, Mr R Smith, of Whitchurch and Ganarew Parish Council, had submitted a written submission in opposition to the application. This was read to the meeting. Ms R Miller, a local resident, spoke in opposition to the scheme, as a virtual attendee. Mr R Pryce, the applicant's agent spoke in support of the application as a virtual attendee.

In accordance with the Council's Constitution, the local ward member, Councillor Watson, spoke on the application. In summary, she questioned the absence of reference in the report to the Wye Valley Area of Outstanding Natural Beauty (AONB) Management Plan. She expressed concerns about three main issues: the carriageway, in terms of its suitability as an access and its ability to accommodate construction traffic without sustaining serious damage; land movement, as the area was prone to landslides which had the potential to require lengthy road closure and cause significant detriment to the local area including in terms of business and tourism; and the house was not needed, the Parish Council had met its housing target and the need was for low cost affordable homes. The Parish Council objected to the proposal. Regard should be had to the Wye Valley AONB Management Plan, the Neighbourhood Development Plan and local concerns.

The Committee discussed the application.

The local ward member was given the opportunity to close the debate. She considered the application would have a negative impact on the landscape of the AONB. She requested that the Committee defer consideration of the application to consider it in the context of the Wye Valley AONB Management Plan citing policies within that Plan she considered relevant and that the Committee also consider the construction management plan and a geo-technical survey.

The Development Manager commented that the fact that the Parish Council had exceeded the housing target for the area was not relevant to consideration of the principle of development. In response to the local ward member's request he advised that whilst a condition requiring a geo-technical survey to be submitted prior to commencement would be reasonable it would not be appropriate to request this before a determination of the application.

A motion that the application be deferred was carried.

RESOLVED: That consideration of the application be deferred pending an updated report including an assessment of the application in the context of the Wye Valley AONB Management Plan.

115. DATE OF NEXT MEETING

Noted.

Appendix 1 - Schedule of Updates

Appendix 2 - Voting Record

The meeting ended at 12.32 pm

Chairperson

PLANNING AND REGULATORY COMMITTEE

Date: 28 April 2021

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.

SCHEDULE OF COMMITTEE UPDATES

202567 - OUTLINE PERMISSION FOR THE ERECTION OF 1 NO. DWELLING AT LAND WEST OF ORCOP VILLAGE HALL, ORCOP, HEREFORDSHIRE

For: Mr Cooper per Mr Matt Tompkins, 10 Grenfell Road, Hereford, Herefordshire, HR1 2QR

OFFICER COMMENTS

Housing Delivery

Following the Committee Site Visit on Monday the 26th April a question was posed regarding the housing delivery in the Parish of Orcop. Officers have been able to identify the following since:

Parish / Group parish	Completions 2011-2020	Commitments as at 1 April 2020	Site allocations within NDPs at April 2020	Residual (minus (red) is still to find)
Orcop	2	4	0	-20

Approved since April 2020:

- P192826/F – 1 dwelling approved September 2020
- P203177/F – 2 dwellings from barn conversion approved February 2021

Therefore residual housing delivery for plan period is currently -17.

In addition there are a further 5 dwellings (not including the current application) under consideration:

- P211049/F – 1 dwelling
- P203762/F – 3 dwellings
- P202705/F – 1 dwelling

Both 203762 and 202705 are currently held up due to drainage matters.

This demonstrates an ongoing under delivery of housing in the Parish but this does not override the “in principle” objection to dwellings located away from the built form of the identified settlement

NO CHANGE TO RECOMMENDATION

Poll Report
Report Generated:
Topic

28/04/21 15:27

Planning and regulatory committee,
Wednesday 28 April 2021, 10.00 am

Poll Details

Minutes

User Name

Cllr Bowen	For
Cllr Fagan	For
Cllr Foxtton	For
Cllr Graham Jones	For
Cllr Hardwick	For
Cllr James	For
Cllr Johnson	For
Cllr Millmore	For
Cllr Milln	For
Cllr Paul Andrews	Abstain
Cllr Polly Andrews	For
Cllr Rone	For
Cllr Seldon	For
Cllr Stone	For
Cllr Wilding	For

LAND WEST OF ORCOP VILLAGE HALL, ORCOP, HEREFORDSHIRE

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Cllr Seldon	For
Cllr Stone	For
Cllr Wilding	For

LAND AT WYE VALLEY VIEW, SYMONDS YAT, ROSS-ON-WYE, HR9 6BJ

Cllr Bowen	For
Cllr Fagan	For
Cllr Foxtton	For
Cllr Graham Jones	For
Cllr Hardwick	Against
Cllr James	Against
Cllr Johnson	For
Cllr Millmore	For
Cllr Milln	For
Cllr Paul Andrews	For
Cllr Polly Andrews	For
Cllr Rone	For

Cllr Seldon
Cllr Stone
Cllr Wilding

For
For
For