

A G E N D A

Central Area Planning Sub-Committee

Date: **Wednesday, 3rd September, 2003**

Time: **2.00 p.m.**

Place: **Council Chamber, Brockington**

Notes: Please note the time, date and venue of the meeting.

For any further information please contact:

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AGENDA

for the Meeting of the Central Area Planning Sub-Committee

To: Councillor D.J. Fleet (Chairman)
Councillor R. Preece (Vice-Chairman)

Councillors Mrs. P.A. Andrews, Mrs. W.U. Attfield, Mrs. E.M. Bew,
A.C.R. Chappell, Mrs. S.P.A. Daniels, P.J. Edwards, J.G.S. Guthrie, G.V. Hyde,
Mrs. M.D. Lloyd-Hayes, R.I. Matthews, J.C. Mayson, J.W. Newman,
Mrs. J.E. Pemberton, Ms. G.A. Powell, Mrs. S. Robertson, D.C. Short M.B.E.,
W.J.S. Thomas, Ms. A. Toon, W.J. Walling, D.B. Wilcox, A.L. Williams and
R.M. Wilson.

	Pages
1. APOLOGIES FOR ABSENCE	
To receive apologies for absence.	
2. DECLARATIONS OF INTEREST	
To receive any declarations of interest by Members in respect of items on the Agenda.	
3. MINUTES	1 - 16
To approve and sign the Minutes of the meeting held on 6th August, 2003.	
4. ITEM FOR INFORMATION - APPEALS	17 - 18
To note the Council's current position in respect of planning appeals for the central area.	
5. HEAD OF PLANNING SERVICES REPORT	19 - 66
To consider and take any appropriate action on the attached reports of the Head of Planning Services in respect of the planning applications received for the central area of Herefordshire and to authorise him to impose any additional conditions and reasons considered to be necessary.	
Plans relating to planning applications on this agenda will be available for inspection by Members during the meeting and also in the Council Chamber from 1.30 p.m. on the day of the meeting.	

EXCLUSION OF THE PUBLIC AND PRESS

In the opinion of the Proper Officer, the next item will not be, or is likely not to be, open to the public and press at the time it is considered.

RECOMMENDATION: THAT the public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Schedule 12(A) of the Local Government Act, 1972 as indicated below.

6. ITEM FOR INFORMATION - ENFORCEMENT

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To note the Council's current position in respect of enforcement proceedings for the central area of Herefordshire.

(This item discloses information relating to possible legal proceedings by the Council.)

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YOU HAVE A RIGHT TO:-

- 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 three 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 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.
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Please Note:

Agenda and individual reports can be made available in large print. Please contact the officer named on the front cover of this agenda **in advance** of the meeting who will be pleased to deal with your request.

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- The service runs every half hour from the 'Hopper' bus station at the Tesco store in Bewell Street (next to the roundabout junction of Blueschool Street / Victoria Street / Edgar Street).
- 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.

If you have any questions about this agenda, how the Council works or would like more information or wish to exercise your rights to access the information described above, you may do so either by telephoning officer named on the front cover of this agenda or by visiting in person during office hours (8.45 a.m. - 5.00 p.m. Monday - Thursday and 8.45 a.m. - 4.45 p.m. Friday) at the Council Offices, Brockington, 35 Hafod Road, Hereford.

COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL

BROCKINGTON, 35 HAFOD ROAD, HEREFORD.

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Please do not allow any items of clothing, etc. to obstruct any of the exits.

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MINUTES of the meeting of the Central Area Planning Sub-Committee held at Brockington, 35 Hafod Road, Hereford, on Wednesday 6th August, 2003 at 2.00 p.m.

Present: Councillor D.J. Fleet (Chairman)
 Councillor R. Preece (Vice-Chairman)

Councillors Mrs. P.A. Andrews, Mrs. W.U. Attfield, Mrs. E.M. Bew, A.C.R. Chappell, Mrs. S.P.A. Daniels, P.J. Edwards, J.G.S. Guthrie, Mrs. M.D. Lloyd-Hayes, R.I. Matthews, J.C. Mayson, J.W. Newman, W.J. Walling and R.M. Wilson.

In attendance: Councillors P.E. Harling, T.W. Hunt and J.B. Williams

14. APOLOGIES FOR ABSENCE

Apologies were received from Councillors G.V. Hyde, Mrs. J.E. Pemberton, Ms G.A. Powell, Mrs. S.J. Robertson, D.C. Short M.B.E., W.J.S. Thomas, Ms A.M. Toon, D.B. Wilcox and A.L. Williams.

15. DECLARATIONS OF INTEREST

No declarations of interest were made.

16. MINUTES

The Minutes of the last meeting were received. It was noted that the conditions under Ref. 8 [CE2003/1383/F] had been reproduced incorrectly and the relevant amendment was circulated at the meeting.

RESOLVED: That, subject to the above amendment, the Minutes of the meeting held on 9th July, 2003 be approved as a correct record and signed by the Chairman.

17. ITEM FOR INFORMATION – APPEALS

The Sub-Committee noted the Council’s current position in respect of planning appeals.

18. REPORT OF THE HEAD OF PLANNING SERVICES

The report of the Head of Planning Services was presented in respect of the planning applications received for the central area of Herefordshire.

RESOLVED: That the planning applications be determined as set out in the appendix to these Minutes.

EXCLUSION OF THE PUBLIC AND PRESS

RESOLVED: That under Section 100 (A)(4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Schedule 12(A) of the Act, as indicated below.

SUMMARY OF THE PROCEEDINGS OF EXEMPT INFORMATION

19. ITEM FOR INFORMATION – ENFORCEMENT

The Sub-Committee received an information report about the enforcement notices served within the central area of Herefordshire.

(This item disclosed information relating to possible legal proceedings by the Council.)

20. DATE OF NEXT MEETING

Councillor R.M. Wilson proposed that a site inspection be held in respect of planning application CE2003/1309/F [Former GP Stores Supermarket, Withies Road, Withington] as he felt that, in accordance with the criteria for holding site inspections, a judgement was required on visual impact and the setting and surroundings were fundamental to the determination or to the conditions being considered. This proposal was supported by a number of Members.

The next scheduled Central Area Planning Sub-Committee meeting was Wednesday 3rd September, 2003.

The meeting ended at 2.45 p.m.

CHAIRMAN

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APPENDIX

Ref. 1
**SUTTON ST.
NICHOLAS**
CW2003/1019/F

&

Ref. 2
**SUTTON ST.
NICHOLAS**
CW2003/1020/C

2 no. proposed dwellings and carports at:

**REAR OF TALBOTS FARM, THE GROVE, SUTTON ST. NICHOLAS,
HEREFORD**

&

Demolition of agricultural buildings at:

**TALBOTS FARM, THE GROVE, SUTTON ST. NICHOLAS,
HEREFORD**

For: **MR. N. GRIFFITHS PER MR. C. GOLDSWORTHY, 85 ST.
OWENS STREET, HEREFORD, HR1 2JW**

The Principal Planning Officer reported the receipt of amended plans and consequently recommended that condition A09 be added to any planning permission granted.

Councillor J.G.S. Guthrie, the Local Member, noted that the principle of residential development in this location was considered acceptable, having regard to the District Local Plan, and that the amended plans had partly addressed some areas of concern. However, Councillor Guthrie felt unable to support the application given strong local concerns that the development would be too intrusive and would have a harmful impact on adjoining properties.

The Principal Planning Officer reminded the Sub-Committee that the siting, height and scale of the amended proposal was considered appropriate in this instance.

In response to a suggestion, the Principal Planning Officer confirmed that a condition could be added regarding slab levels.

RESOLVED:

In respect of CW2003/1019/F:

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 (Samples of external materials).**

Reason: To ensure that the materials harmonise with the surroundings.

3. **G04 (Landscaping scheme (general)).**

Reason: In order to protect the visual amenities of the area.

4. G05 (Implementation of landscaping scheme (general)).

Reason: In order to protect the visual amenities of the area.

5. G01 (Details of boundary treatments).

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

6. H03 (Visibility splays). (2 x 33).

Reason: In the interests of highway safety.

7. H12 (Parking and turning - single house).

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

8. F17 (Scheme of foul drainage disposal).

Reason: In order to ensure that satisfactory drainage arrangements are provided.

9. F16 (Restriction of hours during construction).

Reason: To protect the amenity of local residents.

10. A09 (Amended plans)

Reason: To ensure the development is carried out in accordance with the amended plans.

11. F48 (Details of slab levels)

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.

12. Non standard – retention of fruit trees on northern boundary.

Notes to Applicant:

1. HN01 - Mud on highway.
2. HN04 - Private apparatus within highway.
3. HN05 - Works within the highway.
4. HN10 - No drainage to discharge to highway.

In respect of CW2003/1020/C:

That Conservation Area Consent be granted subject to the following condition:

1. C01 (Time limit for commencement (Listed Building Consent)).

Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Ref. 3
HEREFORD
CE2003/1604/F

Proposed extension to rear at:

10 KYRLE STREET, HEREFORD, HEREFORDSHIRE, HR1 2ET

For: **MR. & MRS. GARDNER, PER MR. J.I. HALL, NEW BUNGALOW, NUNNINGTON, HEREFORD, HR1 3NJ**

The Central Divisional Planning Officer advised that information received recently from Gabbs Solicitors, acting on behalf of the occupants of the adjoining property, indicated that the proposed ridgeline would project over the existing common boundary to a greater degree than was suggested in the plans. Therefore, it was recommended that officers be authorised to issue planning permission subject to the receipt of satisfactorily amended plans.

In accordance with the criteria for public speaking, Mr. Lee of Gabbs Solicitors spoke against the application.

The Chairman, speaking as the Local Member, supported the Officer's amended recommendation.

RESOLVED:

Subject to the receipt of satisfactorily amended plans, officers named in the Scheme of Delegation to Officers, in consultation with the Local Member, be authorised to issue planning permission subject to the following conditions any other conditions considered necessary by officers:

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 A08 (Development in accordance with approved plans and materials)

Reason: To ensure adherence to the approved plans and to protect the general character and amenities of the area.

3 D01 (Site investigation – archaeology)

Notes to Applicant:

1 The 'adjoining two storey flat' shown on the approved drawings does not form part of the proposal or planning permission. The 'adjoining two storey flat' is the subject of a separate planning decision under local planning authority ref: CE2003/1602/F

2 ND2 – Area of Archaeological Importance

3 N14 – Party Wall Act 1996

Ref. 4
HEREFORD
CW2003/1764/F

Replacement garage and first floor extension at:

5 CLEEVE ORCHARD, HEREFORD, HR1 1LF

For: **MRS. S. CLARKE PER MR. R. PRITCHARD, THE MILL,
KENCHESTER, HEREFORD, HR4 7QJ**

In accordance with the criteria for public speaking, Mrs. Fotheringham spoke against the application.

The Principal Planning Officer advised that this proposal was a significant improvement on the previously refused application [CW2003/0999/F refers] and now represented an acceptable form of development. He added that any potential impact on adjoining properties would not be so detrimental as to warrant refusal.

Councillor R.I. Matthews noted local concerns but on balance could not identify planning reasons which would justify a refusal of this application.

In response to a question, the Principal Planning Officer advised that landslip was a civil matter and not a planning consideration; this was confirmed by the Legal Practice Manager. The Head of Planning Services added that the method of construction, controlled through the Building Control process, should limit this prospect.

In response to questions, the Principal Planning Officer commented that this proposal was not unusual in this type of location and it would be unreasonable to require further modifications to the scheme.

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. B02 (Matching external materials (extension)).

Reason: To ensure the external materials harmonise with the existing building.

3. E18 (No new windows in specified elevation) (east).

Reason: In order to protect the residential amenity of adjacent properties.

4. The proposed first floor window in the south elevation of the extension hereby approved shall be fitted with obscure glazing only which shall not be altered or amended without

the prior written approval of the local planning authority.

Reason: To prevent any direct overlooking of the adjoining private residential property.

Notes to Applicant:

1. **N03 - Adjoining property rights.**
2. **N14 - Party Wall Act 1996.**

Ref. 5
HEREFORD
CW2003/1506/F

Side extension at first floor and part ground floor levels at:

30 SIDNEY BOX DRIVE, HEREFORD, HR4 0ND

For: **MS. C. CRUICKSHANK PER BROADHEATH CONSULTING LTD., BROADHEATH, MORETON-ON-LUGG, HEREFORD, HR4 8DQ**

Councillor Mrs. P.A. Andrews, a Local Member, expressed sympathy for local concerns but noted that there were no planning reasons which would justify refusal of this application.

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. **A06 (Development in accordance with approved plans).**

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

3. **E17 (No windows in side elevation of extension) (south).**

Reason: In order to protect the residential amenity of adjacent properties.

4. **F16 (Restriction of hours during construction).**

Reason: To protect the amenity of local residents.

Notes to Applicant:

1. **N03 - Adjoining property rights.**
2. **N14 - Party Wall Act 1996.**

Ref. 6
TILLINGTON
CW2002/3102/O

Site for proposed dwelling including details of design, external appearance, siting and access at:

GROVE COTTAGE, TILLINGTON, HEREFORDSHIRE, HR4 8LW

For: **MR. K. MORRILL PER MR. C. GOLDSWORTHY, 85 ST. OWENS STREET, HEREFORD, HR1 2JW**

Councillor R.I. Matthews noted the local objections to the proposal and felt that, in accordance with the criteria for holding site inspections, a site inspection should be held as a judgement was required on visual impact and the setting and surroundings were fundamental to the determination or to the conditions being considered.

In accordance with the criteria for public speaking, Mr. Naylor had registered to speak against the application but deferred the opportunity to speak until the site inspection had been held.

RESOLVED:

That consideration of planning application CW2002/3102/O be deferred pending a site inspection.

Ref. 7
HEREFORD
CE2003/1687/F

Construction of new riding menage at:

GAER HOUSE, CAREY, HEREFORD, HEREFORDSHIRE, HR2 6NG

For: **DR. & MRS. C. ALLEN, PER TREVOR HEWETT ARCHITECTS, 25 CASTLE STREET, HEREFORD, HR1 2NW**

In response to a question, the Central Divisional Planning Officer advised that a proposal for a new vehicular access had been deleted from the application due concerns over its impact and that a previously approved access would service the site.

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 A07 (Development in accordance with approved plans)

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

3 The menage hereby approved shall be used for the private schooling of horses and ponies only and not for any commercial or business use.

Reason: To protect the amenities of the area and prevent the introduction of inappropriate commercial or business uses.

- 4 The menage hereby approved is to be exercised as an alternative to and not in addition to or in combination with any part of the menage permitted on 30th January, 2002 under the local planning authority ref: CE2001/1813/F.**

Reason: To ensure the proper planning and development of the site in accordance with the agreed scheme.

- 5 G04 (Landscaping scheme (general))**

Reason: In order to protect the visual amenities of the area.

- 6 G05 (Implementation of landscaping scheme (general))**

Reason: In order to protect the visual amenities of the area.

EXCLUSION OF THE PUBLIC AND PRESS

RESOLVED: That under Section 100 (A)(4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Schedule 12(A) of the Act, as indicated below.

SUMMARY OF THE PROCEEDINGS OF EXEMPT INFORMATION

Ref. 8

CW2003/0967/Q The Sub-Committee considered a Notification, under DoE Circular 18/84 – Crown Land and Crown Development, on behalf of the Secretary of State for Defence for residential development in Herefordshire.

(Information relating to the financial or business affairs of any particular person (other than the authority))

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ITEM FOR INFORMATION - APPEALS**APPEALS RECEIVED****Application No. CW2003/0857/O**

- The appeal was received on 15th August, 2003.
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by Mr. A. Skyrme.
- The site is located at Frankland Villa, Sutton St. Nicholas, Hereford, Herefordshire, HR1 3BN.
- The development proposed is Site for 2 storey dwelling.
- The appeal is to be heard by Written Representations.

Case Officer: Mr. S. MacPherson on 01432 261946

Application No. CW2003/0421/F

- The appeal was received on 15th August, 2003.
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by Mr. & Mrs. E.M. Brimfield.
- The site is located at Land adjacent to Dorgar, Shelwick, Hereford, Herefordshire, HR1 3AL.
- The development proposed is Two storey detached dwelling with integral garage.
- The appeal is to be heard by Written Representations.

Case Officer: Mr. S. MacPherson on 01432 261946

Application No. CE2002/3748/F

- The appeal was received on 4th August, 2003.
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by Mr. T.S. Oakley.
- The site is located at Land adjacent to Lower House, Fownhope, Herefordshire, HR1 4NN.
- The development proposed is Demolition and replacement of farm building to provide farm store.
- The appeal is to be heard by Written Representations.

Case Officer: Miss K. Gibbons on 01432 261949

Application No. CW2003/1257/O

- The appeal was received on 30th July, 2003.
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by Mr. & Mrs. V. Gethin.
- The site is located at Land at Sugwas Pool, Swainshill, Herefordshire.
- The development proposed is Site for outline application for 1 No. dwelling.
- The appeal is to be heard by Hearing.

Case Officer: Mr. S. MacPherson on 01432 261946

APPEALS DETERMINED

Application No. CE2002/3711/F

- The appeal was received on 26th February, 2002.
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal was brought by Mr. & Mrs. A. Reed.
- The site is located at Four Foxes Vineyard, Longworth Lane, Bartestree, Herefordshire.
- The application, dated 6th December 2002, was refused on 31st January, 2003.
- The development proposed was Extended wine shop, kitchen & toilets linked to private living accommodation built off existing cellar slab.

Decision: The appeal was **WITHDRAWN** on 12th August, 2003

Case Officer: Mr. A. Guest on 01432 261957

If Members wish to see the full text of decision letters copies can be provided.

REF. NO.	APPLICANT	PROPOSAL AND SITE	APPLICATION NO.	PAGE NO.
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SITE VISIT

1	Mr. K. Morrill	Site for proposed dwelling including details of design, external appearance, siting and access at Grove Cottage, Tillington, Herefordshire, HR4 8LW	CW2002/3102/O	21
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DEFERRED APPLICATION

2	Gelpack Excelsior Ltd.	Erection of 6 no. storage silos on concrete base at Gelpack Excelsior Ltd., Grandstand Road, Hereford, HR4 9NT	CW2003/0620/F	29
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APPLICATIONS RECEIVED

3	Mr. S.W. Keogh	Continued siting of bus caravan used as forestry workers dwelling at Trilloes Court Wood, Little Dewchurch, Herefordshire, HR2 6PS	CE2003/0002/F	35
4	Mrs. R. Jones	Erection of two holiday chalets at land opposite The Haven, Badnage Lane, Tillington, Herefordshire	CW2003/1862/F	41
5	Mr. C.J. Mason	Variation of Conditions 2 and 3 of previous planning permission CE2001/1302/F. Permanent use of site for residential purposes and minibus business to include parking of three minibuses at 10 Mount Crescent, Tupsley, Hereford, HR1 1NQ	CE2003/1982/F	45
6	Gelpack Excelsior Ltd.	Resiting of existing solvent store and flocculation plant room at Excelsior Plastics Ltd., Westfields Trading Estate, Hereford, HR4 9NT	CW2003/1824/F	49

7	Mr. D. Edwards	Proposed conversion of buildings into 3 no. dwellings at Holmer Park, off Attwood Lane, Hereford	CW2003/1126/F	53
8	Mrs. J.V. Perkins	Reconditioning, refurbishment and extension to include a change of use into a public house at Old School Rooms, Moreton-on-Lugg, Herefordshire, HR4 8DE	CW2003/2039/F	59

1 CW2002/3102/O - SITE FOR PROPOSED DWELLING INCLUDING DETAILS OF DESIGN, EXTERNAL APPEARANCE, SITING AND ACCESS AT GROVE COTTAGE, TILLINGTON, HEREFORDSHIRE, HR4 8LW

For: Mr. K. Morrill per Mr. C. Goldsworthy, 85 St. Owens Street, Hereford, HR1 2JW

Date Received: 22nd October 2002 Ward: Burghill, Holmer Grid Ref: 45364, 46109 & Lyde

Expiry Date: 17th December 2002

Local Member: Councillor Mrs. S.J. Robertson

This application was presented to the Central Area Planning Sub-Committee on 6th August 2003 when it was deferred for a site visit. The site visit took place on Monday, 18th August 2003.

Planning history for refusals of residential development in the vicinity of this application was requested by Committee, therefore the planning history in the site's vicinity is summarised for information purposes as follows:

Site adjacent to Fir Tree Cottages (opposite application site)

In the 1980's and 1990's several applications for two dwellings or two bungalows on the site were refused on the basis that development was not village infill, design issues and highway safety. One refusal was taken to appeal in 1981 and dismissed at appeal, although the highway safety objection was not upheld. Since the early refusals permission was granted for two bungalows and garages and these have been constructed.

Site next to Grove House (site to the south east of application site)

In 1987 an application for a dwelling on a relatively small triangular plot was refused on the basis that it was sporadic development in the open countryside and contrary to highway safety.

Site to rear of application site (adjacent to High Grove)

In 1994 and 1995 permission for a dwelling was refused on the basis that the development was outside the designated settlement of Tillington Common and on highway safety grounds (the access in this case was not onto this track and this site was clearly beyond the natural settlement boundaries).

The other refusal in the vicinity of the application site is referred to in Section 6.6 of the main report. Other refusals within the village are not considered relevant to this case.

It is also noted that in addition to the two bungalows constructed opposite the site referred to above, a new dwelling has also been approved and constructed immediately to the west of the application site, and a further dwelling was constructed at Westlands Court some 90 metres to the west of the site.

A detailed list of all planning applications affecting dwellings off the access track has also been added to Section 3 – Planning History.

With the exception of an update at Section 3 on Planning History the report is unchanged to that presented to the Central Area Planning Sub-Committee on the 6th August 2003.

1. Site Description and Proposal

- 1.1 The site is located within the small settlement of Tillington at the northern end of the village, off an unadopted track. The site is 23 metres wide and 26 metres in depth, it currently forms part of the mature garden area of Grove Cottage and has two single garages on the frontage.
- 1.2 The application is for a four bed dwelling, it was originally submitted in October 2002 as an outline application with all matters except access reserved for future consideration. In processing the application Officers were of the opinion that additional details were required in order to make a full appraisal of the scheme and the siting, design and external appearance of the dwelling were subsequently submitted and consultations undertaken. The dwelling is sited to the rear of the site, the footprint measures 9.7 metres by 6.8 metres and it is a traditional cottage style design with a low roof line.

2. Policies

2.1 Planning Policy Guidance:

PPG1	-	General Policy and Principles
PPG3	-	Housing
PPG7	-	The Countryside – Environmental Quality and Economic and Social Development
PPG13	-	Transport

2.2 South Herefordshire Local Plan:

Policy GD1	-	General Development Criteria
Policy SH10	-	Housing in Smaller Settlements

2.3 Herefordshire Unitary Development Plan (Deposit Draft):

Policy H7	-	Housing in the Countryside outside Settlements
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3. Planning History

3.1 Poplar Cottage:

None.

3.2 Lilac Cottage:

CW2000/1455/F	Alterations and extensions to dwelling including new garage – approved.
CW2001/0569/F	Conservatory – approved.

3.3 Raven Lodge:

SH980162PF Extensions to form bedrooms and utility – approved.

3.4 Cherry Trees:

None.

3.5 Adjacent to Fir Tree Cottages:

SH780672PF Alterations and extensions – approved.
SH810023PO 2 bungalows – refused.
SH891318PO 2 bungalows with garages – approved.
SH920271PM 2 bungalows with garages – approved.
SH930698PF 2 dwellings and garages – refused
SH931210PF 2 dwellings and garages – approved.

3.6 Adjacent to High Grove:

CW2000/0849F Two storey extension and porch – approved.
SH871152PO 3 bedroom bungalow – refused.

3.7 Badgers Croft:

SH931478PF Bedroom extension and ensuite – approved.

3.8 Rose Farm:

SH911034PF One 3 bed bungalow – refused.
SH911466PF One 3 bed bungalow – approved.

4. Consultation Summary

4.1 Environmental Agency: No objection.

4.2 Responses by internal consultees that raise material planning issues are summarised and considered in the Officers appraisal.

5. Representations

5.1 Several letters have been received from the agents making the following points:

- The dwelling has been designed as a cottage style to sit within a rural setting, with low eaves and ridge level. The style of the windows are proposed to link with those in Grove Cottage.
- The existing garages will be demolished.
- Existing hedges and trees will be retained where possible.
- Parking hardstanding is kept to a minimum to limit the impact on the land and gardens.

- Further to negotiations with the Environment Agency and Building Regulations Officers, a package treatment plant with soakaway on site is proposed.

5.2 Burghill Parish Council (original consultation): The Parish Council would object to this application and their comments are:-

The entrance to the site is onto an unadopted lane with bad exits at both ends onto the road network.

No allowance has been made for garages to either Grove Cottage, or the proposed new dwelling, and it is felt that this is something that would be impossible to refuse at a later date - thus making both sites very cramped.

The proposed siting of the property is very close to the neighbouring house, and would include the removal of a well established magnolia tree.

There does not appear to be any sewage outlet shown on the plans.

A precedent would be set for another smaller area further east in the same lane - thus making a very overcrowded site.

This would appear to be a speculative proposition as the property is currently "let".

Parish Council comments following consultation:

There is concern over the additional traffic up this lane.

The percolation tests did not work last time, have these been amended or improved?

There is great concern over development in this area – a precedent could be set – as there are several 'possible' plots up this small lane.

The proposed dwelling is very close to neighbouring property and could infringe on these persons privacy.

5.3 Following reconsultation (plans showing design, external appearance, siting and access), letters have been received from Mr. Groves of Redgrove; Mr. Roger, The Chestnuts and Mr. Naylor, No. 1 Fir Cottage. Mr. & Mrs. Wood of Highgrove also wrote in response to the original application. These letters raise the following concerns:

- The parking spaces will be difficult to access directly off the narrow lane. Turning should be provided within the site boundaries.
- The narrow unsurfaced land is already overused, it is not suitable for additional traffic from the dwelling or for construction traffic, especially the exits onto the main roads in the village, where the speed of traffic is a problem.
- Previous proposals have been refused due to access problems onto this narrow track.
- There are mature trees on site which should be preserved. These are not indicated on the plan. Concern at loss of hedgerow along the frontage, this hedge extends down the whole track.

- Concern about the drainage arrangements, these are not clearly shown on the plans. Drainage is already a problem in the area.
 - The location plan is out of date as it omits three new houses.
 - The proposal would set a precedent to allow other new dwellings with access onto this narrow track.
 - The dwelling is squeezed in and not in keeping with the area.
 - A dwelling would affect light to Highgrove.
- 5.4 The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The site is located within the small settlement of Tillington. The area is characterised by a mix of detached and semi detached properties including traditional cottages, modern dwellings and bungalows. A number of new properties have been permitted in the vicinity in recent times including “Highgrove” which adjoins the site to the west, and two new bungalows almost opposite the site. The lane retains a rural character due to the predominance of traditional cottages and vegetation along boundaries.
- 6.2 New residential development in small settlements is considered against Policy SH10 of the South Herefordshire Local Plan. In this case, in principle the proposal is considered to comply with the criteria of SH10, the site represents an infill plot within the existing physical boundaries of the settlement, the size of the plot is similar to those in the vicinity and it will not result in cramming or backland development. The main issues for consideration are the design of the dwelling, its impact on the character of the area, the impact upon neighbouring properties and access/parking implications.
- 6.3 With regard to the design of the proposal, a modest cottage style property is proposed with relatively low eaves and ridge level. The property is also sited well back on the site in line with Grove Cottage. The traditional design and relatively small scale of the dwelling are therefore considered appropriate to the character of the location. Landscaping remains a “reserved matter” and can be controlled by condition. However the agent states that vegetation will be retained wherever possible, in particular the front boundary hedge which contributes to the character of the lane is shown on the plans to be retained or replanted. Furthermore, existing unsightly garages directly on the front boundary will be replaced by hedging which will enhance the character of the area.
- 6.4 The modern dwelling, “Highgrove”, to the west off the site is substantially screened from the proposal site by well established vegetation. Furthermore this site is elevated above the proposal site, and the new dwelling has no first floor windows facing the side, such that the impact of the new dwelling upon “Highgrove” is not considered detrimental. A distance of 12 metres is retained between the new dwelling and Grove Cottage, and again there are no side windows in the elevation onto Grove Cottage, a new boundary between the properties can be controlled by condition.
- 6.5 The new property is to be accessed from an unmade track which serves several other properties and a number of letters have raised concern at the acceptability of the track for access, and the suitability of parking directly off the lane without turning. This issue

has been given careful consideration and the Head of Engineering and Transportation advises that the access is acceptable. With regard to the parking, the provision of spaces and turning has been balanced against the visual impact of the scheme and in the interests of retaining vegetation and respecting the character of the area, parking has been kept to a minimum and turning space has not been required in this instance. This approach accords with Central Government Guidance on reducing car parking standards where appropriate and encouraging sustainable development.

- 6.6 One objection letter makes reference to a previous application (reference SH911034PF) for a new dwelling accessed off the track which was refused permission for several reasons, one of which related to highway safety. The circumstances in that case were not directly comparable to this proposal, given the proximity of that proposal to the junction with the Class III road. This case has been considered on its merits. Furthermore, the issue of precedent is not raised as an objection as any future applications will be considered on their merits and approval of this dwelling would not set a precedent for other development.
- 6.7 The emerging Unitary Development Plan no longer includes Tillington as a small settlement. This policy change will be considered as part of the Unitary Development Plan process and at this stage the proposal has been assessed against the current adopted policy in the South Herefordshire Local Plan, which defines Tillington as a small settlement.
- 6.8 Concerns have been raised regarding the drainage proposals, and there were problems with percolation tests primarily. The agent has investigated and discussed appropriate means of drainage of both foul and surface waters with the Environment Agency and Building Control Officers, further tests have been carried out, and in principle it is advised that the proposal is now acceptable in this respect. Final details for drainage will be required by condition.
- 6.9 To conclude, the proposal is considered acceptable in principle in accordance with Policy SH10 of the South Herefordshire Local Plan. The design, the impact upon the character of the area and upon neighbouring properties, and the access/parking arrangements are considered acceptable and conditional permission is therefore recommended.

RECOMMENDATION

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

1. **A02 (Time limit for submission of reserved matters (outline permission)).**

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

2. **A03 (Time limit for commencement (outline permission)).**

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

3. **A04 (Approval of reserved matters).**

Reason: To enable the local planning authority to exercise proper control over these aspects of the development.

4. A05 (Plans and particulars of reserved matters).

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

5. H10 (Parking - single house).

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

6. H27 (Parking for site operatives).

Reason: To prevent indiscriminate parking in the interests of highway safety.

7. G01 (Details of boundary treatments).

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

8. F48 (Details of slab levels).

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.

9. F18 (Scheme of foul drainage disposal).

Reason: In order to ensure that satisfactory drainage arrangements are provided.

10. B01 (Samples of external materials).

Reason: To ensure that the materials harmonise with the surroundings.

11. E18 (No new windows in side elevation of extension).

Reason: In order to protect the residential amenity of adjacent properties.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies

2 CW2003/0620/F - ERECTION OF 6 NO. STORAGE SILOS ON CONCRETE BASE AT GELPACK EXCELSIOR LTD, GRANDSTAND ROAD, HEREFORD, HR4 9NT**For: Gelpack Excelsior Ltd. per Clarke Matthews Ltd.,
16 Museum Place, Cardiff, CF10 3BH****Date Received: 27th February 2003 Ward: Three Elms Grid Ref: 50200 41150
Expiry Date: 24th April 2003**

Local Members: Councillors Mrs. P.A. Andrews; Mrs. S.P.A. Daniels and Ms. M.A. Toon

This application was reported to Members on the 11th June 2003 when it was deferred for the applicant to investigate alternatives to the six 12 metre silos which were proposed in the scheme. The applicant has now had the opportunity to consider two options which involve "digging down" the silos to lower their appearance on the site or the option of reducing the silos to in height by increasing their numbers.

In response the applicant indicates that the first suggestion to dig down the silos into the site by up to 3 metres presents many technical difficulties. It would require a reinforced concrete pit approximately 3 metres deep with side walls and a base which will need to be half a metre thick. To accommodate six silos of 4.2 diameters allowing for 1 metre clearance for a walkway around the outside of the tanks for health and safety purposes, the pit would be approximately 30 metres long by 6.2 metres wide. This would involve the excavation of 1,200 metre cubed of soil which would be approximately 150 lorry movements. More significantly the size of the excavation would dictate that any other vehicular access to the yard would be prevented.

The suggestion to lower the height of the silos but increased numbers is also not possible. Given the restriction in the site area, it would also move the silos closer to the residential properties. In effect a 9 metre silo would be some 9.5 metres closer to the properties than the siting proposed.

To try to accommodate the concerns of residents, the applicant's agent has reviewed the requirements of Gelpack and revised the layout of the silos. The height of the silos has been reduced from 12 metres to 11 by increasing their diameter. In addition electrical equipment near the silos has been relocated allowing the silos to move 1 metre towards the site entrance thus having the overall effect of moving the last silo approximately 2 metres further away from the properties on Grandstand Road.

In view of the above, the agent advises that Gelpack has considered the objections and concerns of residents in making several amendments to this application. Clearly the installation of the silos is a significant element in the business development of Gelpack as well as reducing traffic within Hereford and noise movements of forklift trucks in the yard adjacent to the residential properties.

The amendments shown have both reduced the proposed silos by an additional 1 metre and moved the structures further from the residential boundary. As such, Officers are satisfied that the applicant has made reasonable effort to address the concerns expressed by local

residents and recommend approval. The report below remains unaltered with the exception of the above update to that presented to Central Area Planning Sub-Committee on the 18th June 2003. One additional condition is suggested A09 that development be carried out in accordance with the amended plans received on the 1st August 2003.

1. Site Description and Proposal

- 1.1 The site is located to the south of Grandstand Road and is accessed off Faraday Road. The site presently comprises of the Gelpack factory units with a small circulation and delivery area on the east side of the buildings. Parking for the site is currently provided along the main buildings entire south side. As identified in the Hereford Local Plan and the emerging Unitary Development Plan, the site is clearly defined as an established employment area. It should also be noted that along its northern boundary the site is in close proximity to residential properties on Grandstand Road which in both Development Plans is shown as an established residential area.
- 1.2 This application seeks full planning permission for the erection of six storage silos which will be sited in a straight line running north to south on the east boundary of the factory site. The silos themselves will be used for the storage of polymer granules which are turned into bags and other forms of plastic packaging. The six silos each measure 12 metres in height and have a diameter of 4 metres.

2. Policies

2.1 Planning Policy Guidance:

PPG1	-	General Policy and Principles
PPG4	-	Industrial and Commercial Development and Small Firms
PPG24	-	Planning and the Noise

2.2 Hereford Local Plan:

Policy E2	-	Established Employment Areas
Policy E7	-	Development Proposals for Employment Purposes
Policy ENV14	-	Design
Policy H21	-	Compatibility of Non-Residential Uses
Policy H22	-	Existing Non-Residential Uses

2.3 Herefordshire Unitary Development Plan (Deposit Draft):

Policy DR1	-	Design
Policy DR13	-	Noise
Policy E6	-	Expansion of Existing Businesses
Policy E8	-	Design Standards for Employment Sites

3. Planning History

- 3.1 CW2000/0356/F Roof alterations to allow internal alterations to production area. Approved 23/03/00.
- CW2000/0357/F Change of use to provide parking for 23 cars – subject to a Section 106 Agreement – not yet completed.
- CW2002/1767/F Erection of six storage silos. Withdrawn 02/008/02.

4. Consultation Summary

4.1 None.

5. Representations

5.1 Hereford City Council: No objections.

5.2 Six private letters of objection have been received on the application from Mr. S. Husbands, 99 Grandstand Road; Miss M. Williams, 103 Grandstand Road; Mr. J. Baskerville, 17 Grandstand Road; Mrs. Jo Williams and Family, 19 Grandstand Road; Mr. G. & Mrs. K. Bennett, 101 Grandstand Road and Mrs. N. Probert, 107 Grandstand Road.

The points raised:

- The height of the silos are well in excess of the residential properties adjoining the site and will completely obliterate what little sunlight we get into the rear gardens of our properties. Concerns are raised about the physical height of the silos and concern is raised about interference with television reception having regard to their aluminium construction.
- Previous complaints have been made going back to 1994 on the noise from activities in the yard and forklift trucks and personnel. The Environmental Health Department of Herefordshire Council have made investigations since that time and residents are very concerned about noises associated with the silos. It is suggested the silos or storage could be underground instead of obstructing local residents' views.
- It is suggested that Members of the Committee should visit the site before the application is debated and to listen to local objections. We certainly hope the objections raised will be considered at length by the Planning Committee.
- We are very concerned about the operation of the silos and feel it is essential they can only operate between 9 a.m. and 5 p.m. on weekdays and are not filled at weekends or public holidays. There is an insidious noise created every time that they are filled which could go on all day during busy periods. It is difficult for local residents to open windows and enjoy the summer given the noise which is generated from the industrial site.

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

6. Officers Appraisal

6.1 The key issues in the consideration of this application relate to the principle of the proposed development and the visual impact the proposed silos will have on the amenity of the area and on adjoining residential properties.

6.2 With regard to the principle of development, the site is clearly defined within the existing and emerging Development Plan as an established employment site. In this instance the northern boundary of the site is adjoined by an established residential area, the general character and amenity of which should be protected from harm. At present the polymer granules which are used within the factory are stored in a

warehouse on Holmer Road, some 800 metres from the site and it is delivered to the warehouse in bags on pallets. At least one 25 tonne load of granules is delivered per day to the warehouse. It is clear that the use of the polymer granules and their storage is integral to the operation of Gelpack Limited and at present considerable amounts of polymer granules are moved between this site and Holmer Road. Given the importance of this element of the site's operation, it is considered that the principle of development is acceptable on this established employment site subject to the proposal not being detrimental either visually to the area or through noise on the amenity of adjoining residents.

- 6.3 The current application proposes six 12 metre storage silos which will be positioned along side the existing factory running north to south away from the residential boundary. The submission of this application follows the withdrawal of a previous proposal which indicated six 17 metre silos in the same position on site. Strong concerns were expressed by Officers and as such the application was withdrawn. Careful consideration has been given to the siting, design and height of the silos which are now proposed. Having regard to the relationship between the adjoining rear boundary and the existing industrial site, it is not considered that the silos would have a detrimental visual impact on adjoining properties or be overbearing such to warrant refusal of the application. Whilst the silos will project above the ridge line of the existing building, the fact that they can be seen is not in itself a reason to refuse the application.
- 6.4 A number of the letters received from residents make reference to potential for noise and disturbance when the silos are being filled and during the transfer of the polymer granules into the factory. The Council's Environmental Health Section have for a number of years worked with the applicant to try and reduce noise and disturbance for adjoining residents. Furthermore, this application is accompanied by a full Acoustic Report detailing how noise attenuation measures can effectively reduce the operation of such equipment. The Council's Environmental Health Officer has considered carefully the report submitted and concludes that with suitable conditions on the hours of operation and the noise limits the scheme is acceptable.
- 6.5 In summary it is considered that the proposed silos are acceptable in principle and that their siting and design will not have a detrimental or overbearing impact on the adjoining residential properties. Subject to the conditions set out which control the hours of operation and ensure appropriate noise attenuation measures are installed, the proposal is supported. It should also be noted that the capability to store the polymer granules on site will reduce a number of vehicular movements between the site and the existing Holmer Road storage depot which is considered to be a benefit and in accordance with the principles of sustainable development.

RECOMMENDATION

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. A07 (Development in accordance with approved plans).**
Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

- 3. Deliveries to the six storage silos shall only be made between the hours of 0830 to 1700 Monday to Friday. No deliveries shall be made on weekends or on Bank holidays.

Reason: To protect the residential amenity of properties adjoining the northern site boundary.

- 4. The rating level of the noise emitted from the feed pipes and associated machinery/plant serving the six silos shall not exceed the existing background noise level of 45 dB LA90 by more than 3 dB. The noise level shall be determined at 1m from the rear façade of 99 Grandstand Road (including measurement at first floor level as close to 1m from the façade as possible) and all readings shall be taken in accordance with BS 4142:1997.

Reason: To protect the residential amenity of properties adjoining the northern site boundary.

- 5. GO1 (Details of acoustic boundary fence).

Reason: In the interests of residential amenity.

- 6. A09 (Amended plans).

Reason: To ensure the development is carried out in accordance with the amended plans.

Decision:

Notes:

Background Papers

Internal departmental consultation replies

3 CE2003/0002/F - CONTINUED SITING OF BUS CARAVAN USED AS FORESTRY WORKERS DWELLING AT TRILLOES COURT WOOD, LITTLE DEWCHURCH, HEREFORDSHIRE, HR2 6PS

For: Mr. S.W. Keogh, 1 The Clusters, Kings Caple, Hereford, HR1 4UD

Date Received: 22nd November, 2002 Ward: Hollington Grid Ref: 54588, 32489

Expiry Date: 17th January 2003

Local Member: Councillor W.J.S. Thomas

1. Site Description and Proposal

- 1.1 Trilloes Court Wood comprises a 16 ha area of mixed woodland situated in a rural area to the east of Little Dewchurch. The woodland is managed by the applicant and an assistant. The applicant lives on site in a converted bus. Until recently the assistant also lived on site in a mobile home. Both the bus and mobile home are unauthorised and the subject of enforcement investigations.
- 1.2 The proposal is to retain the bus on site as residential accommodation for the applicant. The bus is set well into the woodland and, as such, is not visible from any public vantage point outside of the site. The bus remains on wheels and potentially mobile.
- 1.3 A separate planning application to retain the mobile home for a forestry assistant was refused planning permission in July 2003 primarily in view of the lack of any demonstrable forestry need. The mobile home is now vacant awaiting removal from the site.
- 1.4 The applicant is a traditional forestry worker who carries out management of the woodland (including bringing-on of young trees and cutting down/pollarding of older trees), charcoal burning, and furniture/fence/other manufacture using traditional methods and tools. He exhibits at country shows and events.

2. Policies

2.1 Hereford & Worcester County Structure Plan:

- | | | |
|-----|---|---|
| H20 | - | Housing in Rural Areas Outside the Green Belt |
| A4 | - | Agricultural Dwellings |

2.2 South Herefordshire District Local Plan:

- | | | |
|------|---|---|
| GD1 | - | General Development Criteria |
| C1 | - | Development Within Open Countryside |
| C8 | - | Development Within AGLV |
| C13 | - | Protection of Local Nature Conservation Sites |
| SH11 | - | Housing in the Countryside |

SH17	-	Agricultural Worker's Dwellings
SH18	-	Imposition of Agricultural Occupancy Condition
SH26	-	Residential Caravan/Mobile Homes

2.3 Herefordshire UDP (Deposit Draft):

H7	-	Housing in the Countryside Outside Settlements
H8	-	Agricultural and Forestry Dwellings and Dwellings Associated with Rural Businesses
H10	-	Residential Caravans
LA2	-	Landscape Character and Areas Least Resilient to Change
NC1	-	Nature Conservation and Development
NC4	-	Sites of Local Importance

3. Planning History

- 3.1 SH980055PF - Forestry workers residence. No decision.
- 3.2 CE2003/0001/F - Continued siting of mobile home for forestry worker. Refused 1st July, 2003.

4. Consultation Summary

- 4.1 Herefordshire Nature Trust: No response received.
- 4.2 Responses by internal consultees that raise material planning issues are summarised and considered in the Officers Appraisal.

5. Representations

- 5.1 In support of the application the applicant makes the following representation:

"Trilloes Court Wood is 16 hectares of 'Ancient Semi-Natural' woodland that was historically managed as 'mixed coppice with standards and suffered the general decline of this style of management from the 1920's. The wood was neglected until 1978 when it was largely clear-felled by the Forestry Commission. Four ha were re-planted with larch trees and the remainder was left to its own devices. As a result of natural regeneration and re-growth of the under-storey the wood is now over-burdened with small diameter mixed broad-leaved trees. Half of this is Ash and Hazel coppice. The trees desperately need thinning so that the better ones might prosper. The coppice is being brought back into rotation for the sake of the wildlife and its distinctive, historical character as managed coppice. This work would usually be non-viable as the value of such low grade timber would be insufficient to recover the felling and extraction costs. By adding volume to this timber at its source it is feasible.

I began learning traditional woodland management and craft skills in 1992 and after buying Trilloes Court Wood in 1997 I left an 18 year career in industry to become a full-time 'woodsman'. The income is relatively low and generally hard earned. A key portion of that income is from the production of barbecue charcoal using small diameter round-wood, derived from coppicing.

Charcoal making is a very involved and time consuming process. The procedure is to use the daylight hours to unload the kiln (sieving, grading and weighing into logs), re-load it to a specific pattern and 'fire' it again. Once under way, the 'burn' is monitored

throughout the night, the following day and into part of the second night. A burn can take anything up to 30 hours and requires two-hourly checks increasing in frequency towards the 'shut-down' time. Successful production depends on keeping an evenly distributed fire in the base of the kiln - hot enough to dry out and bake the wood above and not allowing this fire to develop enough for complete combustion of the entire contents. This is achieved by controlling how much air enters the kiln and where it enters. There are eight ports evenly spaced around the base of the kiln which may serve either as air inlets or chimneys according to need. Air intake is governed by adjusting restrictor plates over the inlets and the 'draw' on the fire is controlled by the number and positioning of the chimneys. The kiln cannot be left unattended for very long.

Charcoal burning begins in early February and continues until mid-October. The average frequency is about 1 burn per week. A burn produces around 200kg of saleable charcoal which wholesales at £1.00 per kg.

The accommodation for which continued siting is applied for has been in-situ for the past six years. It is used continuously throughout the year for the charcoaling season and the coppicing season."

- 5.2 Forestry Commission: The Forestry Commission is keen to encourage the good management of woodlands in Herefordshire, particularly those as Trilloes Court, which are valuable environmentally. The kind of woodland management planned by Mr. Keogh is in the process of being renewed under our Woodland Grant Scheme and will greatly benefit the woodland.

In the long term, the surest way to safeguard any woodland is to make it pay its own way. Mr. Keogh has amply demonstrated that he has the ability and commitment to do this in Trilloes Court Wood by turning the various raw materials available into a wide range of saleable products.

It is the Forestry Commission's belief that Mr. Keogh's endeavours and therefore the future of Trilloes Court Wood will benefit greatly from his having a residence on site.

- 5.3 Bolstone Parish Council: No objection.

- 5.4 One objection letter has been received from Mr C.J. Hughes of Trilloes House, Little Dewchurch summarised as follows:

- The size of the wood is insufficient to justify two full time forestry workers;
- Inevitably the granting of any permanent site will lead to the eventual granting of planning permission for a dwelling and there should not be the possibility of two houses being built in this location.

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

6. Officers Appraisal

- 6.1 The main issues in this case are the principle of allowing residential accommodation in this countryside location, and if accepted, the impact of the accommodation on visual amenity.

- 6.2 Policy C1 of the Local Plan sets out a presumption against new residential development in the countryside except in limited circumstances including for the essential purposes of agriculture or forestry. Policy SH17 provides specific criteria for agricultural/forestry workers dwellings requiring, in particular, clear demonstration of long term need, appropriate relationships with existing built development, no adverse environmental harm, an appropriate scale, and association with a financially viable business. PPG7 sets out further 'tests' and in respect of forestry workers accommodation specifically states that 'under conventional modern methods of forestry management, which use a largely peripatetic workforce, a new forestry dwelling is unlikely to be justified except perhaps to service intensive nursery production of trees'.
- 6.3 The proposal in this case is slightly unusual in that the proposed accommodation is contained in an old bus which remains essentially mobile (although not necessarily roadworthy). Furthermore, the applicant has adopted a sylvan lifestyle, living and working in the woods using traditional and largely un-mechanised management and lifestyle practices. These personal circumstances are a material consideration in the determination of the planning application.
- 6.4 Having regard to the PPG and policy tests for forestry workers dwellings, it is evident that the applicant has a firm intention, and the ability, to develop his enterprise. He has been managing the woodland and manufacturing charcoal and other wood items for a period in excess of six years, and to this end he has invested in tools and equipment, and laid out forestry tracks.
- 6.5 Regarding functional need (the 'test' to establish whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times to, for example, deal quickly with emergencies that could otherwise cause loss of plants), PPG7 makes it clear that under conventional modern methods of forestry management it is unlikely that a forestry workers dwelling can be justified. In this case actual forestry activities comprise planting and bringing-on of relatively small numbers of young trees, and pollarding/clearance of older trees. These activities in themselves would not justify a dwelling. Additionally, however, the applicant produces charcoal in a kiln on site for some eight months of the year, and this by its nature is a labour intensive process requiring regular monitoring and stoking of the fire throughout the day and night. Traditionally charcoal production takes place at the wood source as in this case, and consequently it is considered an appropriate activity for the location and an associated part of the applicant's overall forestry enterprises. Again, in itself it would not justify a dwelling although in combination with other activities contributes towards a need.
- 6.6 The applicant also manufactures wooden items at the site including furniture, ornaments, fencing and other building materials. This 'production' side of the enterprise would not justify a dwelling although contributes to the traditional lifestyle adopted by the applicant, and also raises issues of security at the site (again, security would not normally justify a dwelling in its own right but is a contributory factor to need).
- 6.7 It is evident from the foregoing that no one part of the applicant's enterprise can justify a permanent dwelling at the site. In combination, however, the requirements of the woodland management, charcoal burning and security of the site do amount to a 'functional need', albeit a transitional need to reflect the temporary/transitional nature of the enterprises. These factors, together with the applicant's chosen lifestyle, justify a transitional form of accommodation (namely the bus). To reflect the personal circumstances a personal permission is considered necessary, and to reflect the

traditional nature of the enterprises a longer, temporary permission only (and an informative note advising the applicant that a permanent structure is unlikely to be acceptable under present circumstances).

- 6.8 The other 'tests' require the enterprise to be planned on a sound financial basis. The applicant has not supplied copies of accounts although has stated that the business has been in existence now for over six years. The applicant has a sound customer base for his products, and regularly exhibits/presents his traditional methods at shows and events. On this basis it is considered that the enterprises are sound. In the unlikely event of circumstances changing the personal and time limiting conditions would require removal of the accommodation.
- 6.9 With regard to visual amenity, the bus is situated deep in the woods and, as such, is not visible from any public view point. There would, therefore, be no adverse impact on visual or residential amenity, and no detriment to the landscape quality of AGLV. If circumstances change the bus could be removed without trace.
- 6.10 In conclusion, the need for the accommodation is justified albeit as a consequence of a number of enterprises requiring the applicant to be on site – namely, woodland management, charcoal manufacturing and security for the woodworking activities. These activities, together with the applicant's chosen lifestyle, amount to justification for retention of the bus although on a personal and time limited basis only. There are no environmental health or nature conservation issues.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1 E25 (Personal and time limited permission)

Reason: The nature of the development is such that it is only considered acceptable in this location having regard to the applicant's special circumstances.

2 E26 (Cessation of personal/time limited permission)

Reason: The nature of the development is such that it is only considered acceptable in this location having regard to the applicant's special circumstances.

Note to Applicant:

- 1 The applicant is advised that this planning permission has been given on an exceptional basis only having regard to the particular circumstances of the site and the 'temporary' woodland enterprises carried out. Having regard to these circumstances the applicant is also advised that under present conditions it is unlikely that a permanent planning permission would be given to retain the bus caravan or erect a dwellinghouse.**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.

4 CW2003/1862/F - ERECTION OF TWO HOLIDAY CHALETS AT LAND OPPOSITE THE HAVEN, BADNAGE LANE, TILLINGTON, HEREFORDSHIRE

For: Mrs. R. Jones per Smith Roberts Associates, 3 Beaufort Buildings, Clifton, Bristol, BS8 4AN

Date Received: 19th June 2003 **Ward: Burghill, Holmer & Lyde** **Grid Ref: 46496, 45999**

Expiry Date: 14th August 2003

Local Member: Councillor Mrs. S.J. Robertson

1. Site Description and Proposal

- 1.1 The application site is located on the south side of Badnage Lane directly opposite The Haven. The site comprises of an existing industrial unit and concrete hardstanding which is used for the storage and repair of commercial equipment. The site is on a flat low lying parcel of land and is surrounded on three sides by open countryside.
- 1.2 This application seeks full planning permission for alterations to the existing commercial unit and for the erection of two small single storey holiday chalet units on the west part of the site. As indicated the existing unsightly commercial unit would be reduced in size and scale and reclad using timber giving a more agricultural appearance. The remainder of the site which presently comprises of a concrete hardstanding would be used for the erection of the two chalet units. A new fence and landscaping is proposed to separate the two uses on site. Parking and turning facilities for the commercial workshop and holiday chalets are shown to the front of the respective units.

2. Policies

2.1 Planning Policy Guidance:

PPG1	-	General Policy and Principles
PPG7	-	The Countryside and Rural Economy
PPG21	-	Tourism

2.2 South Herefordshire District Local Plan:

Policy TM6	-	Holiday Caravan/Chalet/Camp Parks
Policy GD1	-	General Development Criteria
Policy C1	-	Development within the Open Countryside

2.3 Herefordshire Unitary Development Plan (Deposit Draft):

Policy DR1	-	Design
Policy S2	-	Development Requirements
Policy E11	-	Employment in the Countryside
Policy RST13	-	Rural and Farm Tourist Development
Policy RST14	-	Static Caravan, Chalets, Camping and Touring Caravan Sites

3. Planning History

- 3.1 There is no record of any previous planning permissions on this site.

4. Consultation Summary

- 4.1 No statutory or non-statutory consultations required.

Responses by internal consultees that raise material planning issues are summarised and considered in the Officers Appraisal.

5. Representations

- 5.1 Burghill Parish Council: "Even though they appear to have been designed to the highest standards, the Parish Council feel this is an inappropriate site for holiday chalets - being between two industrial units - especially for disabled holidaymakers. The roads are very narrow country lanes.

There is also concern over any future use of this accommodation if holidays chalets prove unviable. The site is also far away from facilities."

- 5.2 The full text of this letter can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The key issues in considering this application are the principle of the proposed use, the siting and design of the proposed chalets, the compatibility between the proposed holiday chalets and the existing commercial workshop and the highway related and access matters.
- 6.2 The site is currently occupied by an unsightly commercial unit which has been in existence for a considerable period. A separate commercial workshop also exists opposite the site at The Haven. Having regard to the character and appearance of the site and its brownfield status, it is considered in principle that the two small scale holiday chalets proposed are acceptable and in accordance with the Council's adopted policy. Policy TM6 of the adopted South Herefordshire District Local Plan allows for new sites where they are appropriate in scale and of the highest standard of design and layout, will harmonise with the surrounding landscape and allow for the safe movement of cars to and from the site with minimal risk to highway safety.
- 6.3 The proposal involves the reduction in size of the existing commercial unit and its recladding with timber. The remainder of the site is to be developed with two small single storey timber chalets with a sloping mono pitch roof. A landscaped parking area is proposed to the front of the units whilst to the rear of each chalet would be a raised timber deck. Internally the chalets contain one main bedroom with a separate additional single sleeping area, a bathroom kitchen and living area. The buildings are modest in scale and proportion and are considered to be well designed having regard to the site's constraints. Externally the chalets will be finished with horizontal shiplap treated boarding.

- 6.4 Given the existing commercial use on site and that at The Haven opposite, some concerns were raised about potential for disturbance from noise and activities at those existing sites for the future occupiers of the holiday chalets. Having regard to the alterations which are being made to the existing unit on site, Officers consider that a suitable noise attenuation scheme within the building can satisfactorily contain noise generated. The relationship with the commercial units at The Haven (opposite) have also been carefully considered but the distances involved would suggest that minimal disturbance will be caused to future users of the chalets. As such with an appropriate condition, it is considered that this issue can be suitably resolved.
- 6.5 The Parish Council have raised concerns about the appropriateness of the site for holiday chalets in relation to the existing uses and the access on Badnage Lane. Whilst the relationship to the commercial units is addressed above, Officers are of the opinion that given the small scale of the proposal, in this instance Badnage Lane can satisfactorily accommodate the relatively minor traffic generation associated with two holiday chalets. It is accepted that the lane is particularly narrow, however this is not unique in rural parts of the county and should not in Officers' opinion prevent an otherwise acceptable development which would generate low levels of traffic.
- 6.6 With appropriate conditions it is considered that this scheme represents an acceptable reuse of an existing brownfield site which is in an unsightly condition. The proposed development offers the opportunity to retain the rural employment and add to the rural economy with the addition of two well designed holiday chalets which will have minimal impact in landscape terms to this attractive area. As such the scheme is supported and permission recommended.

RECOMMENDATION

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. E31 (Use as holiday accommodation).**

Reason: The local planning authority are not prepared to allow the introduction of a separate unit of residential accommodation in this rural location.

- 3. B01 (Samples of external materials).**

Reason: To ensure that the materials harmonise with the surroundings.

- 4. G04 (Landscaping scheme (general)).**

Reason: In order to protect the visual amenities of the area.

- 5. G05 (Implementation of landscaping scheme (general)).**

Reason: In order to protect the visual amenities of the area.

- 6. G01 (Details of boundary treatments).**

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

- 7. **F01 (Scheme of noise attenuating measures).**

Reason: To safeguard the amenity of the area.

- 8. **F18 (Scheme of foul drainage disposal).**

Reason: In order to ensure that satisfactory drainage arrangements are provided.

- 9. **H01 (Single access - not footway) (2 x 30 metres).**

Reason: In the interests of highway safety.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.

5 CE2003/1982/F - VARIATION OF CONDITIONS 2 AND 3 OF PREVIOUS PLANNING PERMISSION CE01/1302/F. PERMANENT USE OF SITE FOR RESIDENTIAL PURPOSES AND MINIBUS BUSINESS TO INCLUDE PARKING OF THREE MINI BUSES AT 10 MOUNT CRESCENT, TUPSLEY, HEREFORD, HR1 1NQ

For: Mr. C.J. Mason, 10 Mount Crescent, Tupsley, Hereford, HR1 1NQ

Date Received: 2nd July 2003

Ward: Tupsley

Grid Ref: 52675, 40463

Expiry Date: 27th August 2003

Local Members: Councillors G.V. Hyde, Mrs. M.D. Lloyd-Hayes and W.J. Walling

1. Site Description and Proposal

- 1.1 Semi-detached house positioned at the corner of Mount Crescent and Lyndhurst Avenue in an Established Residential Area. To the side of the house is a long driveway able to accommodate 5/6 vehicles.
- 1.2 In July 2001 temporary planning permission was given to allow continued use of the site for mixed residential and business purposes, the business being an airport minibuss transit service comprising two 8-seat minibusses and a diesel fuel tank positioned in the rear/side garden area. Temporary permission was given to enable the suitability of the business use to be 'tested' having regard to the residential setting. The permission also limited the number of minibusses kept at the site to two and made the permission personal to the applicant, Mr. W. Mason.
- 1.3 The current application seeks permission to allow the business use to continue on a permanent basis now that the initial two year 'test' period has finished. The application also seeks permission to increase the number of minibusses kept at the site from two at present to three.

2. Policies

2.1 Hereford Local Plan:

H12	-	Established Residential Areas
H21	-	Compatibility of Non-Residential Uses

2.2 Herefordshire UDP (Deposit Draft):

DR2	-	Land Use and Activity
E6	-	Expansion of Existing Businesses
E7	-	Other Employment Proposals in Hereford and the Market Towns
E9	-	Home Based Businesses

3. Planning History

- 3.1 CE2001/1302/F - Retention of parking of minibuses (x 2) in connection with business (Mase Holidays) and diesel fuel tank. Approved 18th July, 2001.

4. Consultation Summary

- 4.1 Environment Agency: Requirements as before.
- 4.2 Responses by internal consultees that raise material planning issues are summarised and considered in the Officers Appraisal.

5. Representations

- 5.1 Hereford City Council: Recommend refusal on grounds that a permanent permission would constitute an unacceptable change of use in what is predominantly a residential area.
- 5.2 Objections letters have been received from six nearby residents (2, 4, 6 & 8 Lyndhurst Avenue and 11 and 41 Mount Crescent) and from one anonymous resident summarised as follows:
- inappropriate business use in residential area;
 - visually intrusive;
 - nuisance from vehicle movements (including tanker delivering fuel to diesel tank);
 - may affect proposed traffic calming;
 - detrimental to highway safety (many children in area);
 - should be located in industrial area, eg Rotherwas;
 - Dangerous illegal oil tank.
- 5.3 The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The main issues in this case are the principle of allowing permanent business use at the site now that the 'test' period has ended, and the impact of the use, if intensified, on the amenities of the Established Residential Area.
- 6.2 Policy H12 of the Local Plan requires the environmental character and amenity of the Established Residential Areas to be protected and where appropriate enhanced. Policy H21 allows non-residential development in or immediately adjoining the Established Residential Areas provided it is compatible with adjacent residential uses and provided it would not have an unacceptable adverse effect on the residential character and amenity of the area, including highway safety.
- 6.3 In this case the initial temporary permission was given on the basis that the business use was very low key involving just two small minibuses coming and going at an intensity which is not dissimilar to normal residential activity. Although the current application has generated five letters of objection from nearby residents there have been no specific complaints of nuisance caused by the use during the two year test period. The two minibuses and diesel tank are kept at the side and rear of the house and are not considered to be visually intrusive or incongruous within the street scene where there are many parked cars and vans. Some early morning and late night

starting of the minibuses occurs which may cause short term disturbance to neighbouring properties although this is no different to a resident starting a car or van to leave early for work and, as such, is not considered to justify a refusal decision on amenity grounds. For similar reasons, the occasional delivery of diesel to the tank is not considered to be so unneighbourly or such a risk to highway safety to warrant an objection. These conclusions are reached with regard to the circumstances of the business use during the test period when there have been two minibuses only driven by the owners of the application site.

- 6.4 The proposal is to also increase the number of minibuses operating from the site from two to three. The applicant states that this would be on 'odd occasions ie driver on holiday, refuelling, and meeting point'. The introduction of a third minibus at the site indicates an intended expansion of the business with a consequent increase in activity. It also suggests a move away from a small scale 'working from home' enterprise to a larger scale business operation with staff (the driver) coming and going to and from the site on a regular basis, and more frequent deliveries of fuel for the additional vehicle. Having regard to the requirements of Policy H21, this proposed intensification of the use is considered inappropriate in this residential area and, as such, unacceptable.
- 6.5 To sum up, permanent use of the site for mixed residential and business purposes is considered acceptable now that the initial two year test period has ended. This is subject to the permission being personal to the applicant while he resides at the property. However, expansion of the business by the introduction of an additional minibus to be kept at the site is considered inappropriate, with the additional activity it would generate being detrimental to residential amenity.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1 The site shall be used for mixed residential purposes and for a minibus airport transit business comprising two minibuses only, and to this end no more than two minibuses shall be kept at the site at any one time.**

Reason: To safeguard the amenities of the Established Residential Area.

- 2 No minibuses associated with the minibus airport transit business shall be parked on the adjacent highway at any time.**

Reason: To safeguard the amenities of the Established Residential Area.

- 3 E27 (Personal condition)**

Reason: The nature of the development is such that it is only considered acceptable in this location having regard to the applicant's special circumstances.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.

6 CW2003/1824/F - RESITING OF EXISTING SOLVENT STORE AND FLOCCULATION PLANT ROOM AT EXCELSIOR PLASTICS LTD., WESTFIELDS TRADING ESTATE, HEREFORD, HR4 9NT

For: Gelpack Excelsior Ltd. per Mr. A.W. Morris, 20 Ferndale Road, Kings Acre, Hereford, HR4 0RW

Date Received: 17th June 2003 Ward: Three Elms Grid Ref: 50192, 41177

Expiry Date: 12th August 2003

Local Members: Councillors Mrs. P.A. Andrews: Mrs. S.P.A. Daniels and Ms. A.M. Toon

1. Site Description and Proposal

1.1 The site is located to the south of Grandstand Road and is accessed off Faraday Road. The site presently comprises of the Gelpack factory unit with a small circulation and delivery area to the east side of the buildings. Parking for the site is currently provided along the main buildings entire south elevation. As identified in the Hereford Local Plan and the emerging Unitary Development Plan, the site is clearly defined as an established employment area. It should also be noted that along its northern boundary, the site is in close proximity to residential properties on Grandstand Road which in both Development Plans is shown as an established residential area.

1.2 This application seeks full planning permission for the erection of a new solvent store and flocculation plant room to be erected adjoining the site's northern boundary. The proposal will incorporate the two processes of solvent storage and the flocculation plant room which already take place on site. The building itself which has a fire wall to the rear would be sited 2.3 metres from the site boundary. At its lowest point against this northern boundary, the building measures 2.4 metres in height with a mono pitch roof sloping up and away from the boundary to a height of 3.1 metres. The proposed building will not affect the existing tree screen on the site's northern boundary.

2. Policies

2.1 Planning Policy Guidance:

PPG1	-	General Policy and Principles
PPG4	-	Industrial and Commercial Development and Small Firms
PPG24	-	Planning and Noise

2.2 Hereford Local Plan:

Policy E2	-	Established Employment Areas
Policy E7	-	Development Proposals for Employment Purposes
Policy ENV14	-	Design
Policy H21	-	Compatibility of Non-Residential Uses
Policy H22	-	Existing Non-Residential Uses

2.3 Herefordshire Unitary Development Plan (Deposit Draft):

Policy DR1	-	Design
Policy DR13	-	Noise
Policy E6	-	Expansion of Existing Businesses
Policy E8	-	Design Standards for Employment Sites

3. Planning History

- 3.1 CW2000/0356/F Roof alterations to allow internal alterations to production area. Approved 23/02/2000.
- CW2000/0357/F Change of use to provide car parking for 23 cars - subject to a Section 106 Agreement (not yet completed).
- CW2002/1767/F Erection of 6 storage silos. Withdrawn 02/08/2003.
- CW2003/0620/F Erection of 6 no. storage silos on concrete base. Not yet determined.

4. Consultation Summary

- 4.1 No statutory or non-statutory consultations required.

Responses by internal consultees that raise material planning issues are summarised and considered in the Officers Appraisal.

5. Representations

- 5.1 Hereford City Council: The development proposed must not conflict with the users of the adjacent residential premises in environmental terms.
- 5.2 One private letter of objection has been received from Mr. & Mrs. G. Bennett, "Pernam", 101 Grandstand Road, Hereford, HR4 9NE.

"We hope the Planning Committee will take the following comments into consideration.

- 1) We would wish the acoustic barrier to be somewhat higher than planned, may be approximately 5 metres so as to withhold any noise coming over the top towards our properties.
- 2) The existing trees from the boundary of Nos. 103 and 105 to our property with No. 99 should be replaced with trees of similar species and as near as the same height as possible, again to help withhold noise and to screen these buildings from our houses.
- 3) Confirmation of the actual position of the proposed buildings in relation to the temporary blue building presently situated within the proposed area.
- 4) Confirmation of the actual height of the proposed buildings.
- 5) All the existing sloping roof building and overhead tank with framing opposite our house be removed as it is extremely unsightly.

We sincerely hope the above comments will be taken into account from local residents when the application is brought before Committee.”

Officers have visited the objectors property to explain the detail of the scheme including the position of the building and its height.

- 5.2 The full text of this letter can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The key issues in the consideration of this application relate to the principle of the proposed development, the visual impact of the proposed building and any impact the proposal will have on the residential amenity of adjoining properties.
- 6.2 With regard to the principle of development, the site is clearly defined as an established employment site, however careful consideration must be given to proposals on the northern boundary which adjoin the established residential area (Grandstand Road). This relationship which results in industrial and commercial activity in close proximity to private residential gardens makes development on this site a sensitive issue. As Members will be aware a separate application which proposes the erection of six silos for the storage of polymer granules is currently with this Authority for consideration. This application seeks to improve and reposition the existing solvent store and create a new flocculation plant room and as both the activities are already taking place on the site it is considered the principle of the proposal is acceptable subject to the other material planning considerations.
- 6.3 The building as proposed is relatively small in scale and will not be a dominant feature when viewed from the adjoining residential properties. Although in close proximity to the northern boundary of the site, the proposed building would only be 2.4 metres in height at its closest point to the domestic boundaries. The mono pitch roof which slopes away from the residential boundaries increases the building's height to 3.1 metres, however after careful consideration the size and scale of this unit would not be considered overbearing on the properties. The proposed wall and roof materials are indicated as a box profile sheeting, the colour and finish of which to be approved by the Local Planning Authority.
- 6.4 Officers consider the key issue in this instance to be the acceptability in environmental terms of the proposed solvent store and flocculation plant room and the potential for noise and smells to be generated. The Council's Head of Environmental Health and Trading Standards has given careful consideration to this proposal and is familiar with the operation on the applicant's site. Overall it is considered that the proposal represents an improved facility for solvent storage and subject to the details of the plant which is proposed to be contained within the unit, no objections are raised on this issue. The purpose of a planning condition would be to protect neighbours from possible noise and perhaps fumes although other legislation would of course be available to regulate these issues should there be a future problem.
- 6.5 After careful consideration it is considered that this scheme is acceptable and will not have a detrimental impact on either the area or the adjoining residential properties against the site's northern boundary. Subject to the conditions set out which include details of a new acoustic fence, additional planting and a full specification of the equipment and plant to be contained within the building the scheme is considered acceptable and is recommended for permission.

RECOMMENDATION

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. **A07 (Development in accordance with approved plans).**

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

- 3. **G01 (Details of boundary treatments).**

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

- 4. **G04 (Landscaping scheme (general)).**

Reason: In order to protect the visual amenities of the area.

- 5. **G05 (Implementation of landscaping scheme (general)).**

Reason: In order to protect the visual amenities of the area.

- 6. **B01 (Samples of external materials).**

Reason: To ensure that the materials harmonise with the surroundings.

- 7. **Notwithstanding the information supplied on the submitted drawings, full details and written specification of the proposed plant equipment to be contained within the approved building shall be submitted to and approved in writing by the local planning authority. Only the details and equipment approved shall be installed within the building which shall not be improved, altered or replaced without the prior written approval of the local planning authority.**

Reason: In the interests of residential amenity and to ensure minimum disturbance to adjoining properties.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.

7 CW2003/1126/F - PROPOSED CONVERSION OF BUILDINGS INTO 3 NO. DWELLINGS AT HOLMER PARK, OFF ATTWOOD LANE, HEREFORD

For: Mr. D. Edwards per Mr. Edwards, David Edwards Associates, Station Approach, Hereford, HR1 1BB

Date Received: 11th April 2003 **Ward: Burghill, Holmer & Lyde** **Grid Ref: 50840, 42314**

Expiry Date: 6th June 2003

Local Member: Councillor Mrs. S.J. Robertson

1. Site Description and Proposal

- 1.1 The application site is located on the south side of Attwood Lane and comprises a former stable building associated with the substantial Holmer Park. The building itself which is sited against the highway boundary is an attractive brick built structure with a pantile roof. The application site also contains the Grade II listed avery converted into a summerhouse within the grounds of Holmer Park. This building is constructed of 16th century timbers from the Hereford Town Hall with a pyramid tile roof and was erected on this site in 1862 when the former Town Hall was demolished. The site as a whole is currently overgrown and has a somewhat neglected appearance. From Attwood Lane the substantial brick boundary wall and entrance gates define the site's character which has an enclosed nature with the buildings in close proximity to each other.
- 1.2 This application seeks full planning permission to convert the former stable building into three small dwelling units. Two of the units will contain just two bedrooms while the larger central unit contains three bedrooms. Vehicular access to the site would be obtained via the existing entrance gates off Attwood Lane and the new boundary fence would be constructed between this site and Holmer Park which is currently undergoing renovations and alterations following the granting of planning permission for a private leisure and health club. Each of the dwellings would have a small rear courtyard area as amenity space.

2. Policies

2.1 Planning Policy Guidance:

PPG1	-	General Policy and Principles
PPG3	-	Housing
PPG13	-	Transport
PPG15	-	Planning and the Historic Environment

2.2 South Herefordshire District Local Plan:

Policy GD1	-	General Development Criteria
Policy C29	-	Setting of a Listed Building
Policy SH24	-	Conversion of Rural Buildings
Policy C36	-	Reuse and Adaptation of Rural Buildings

Policy C37 - Conversion of Rural Buildings to Residential Use

2.3 Herefordshire Unitary Development Plan (Deposit Draft):

Policy S1 - Sustainable Development
Policy S2 - Development Requirements
Policy DR1 - Design
Policy HBA4 - Settings of Listed Buildings
Policy HBA12 - Reuse of Traditional Rural Buildings
Policy HBA13 - Reuse of Traditional Rural Buildings for Residential Purposes

3. Planning History

3.1 None directly relevant to this building.

4. Consultation Summary

4.1 None.

Responses by internal consultees that raise material planning issues are summarised and considered in the Officers Appraisal.

5. Representations

5.1 Holmer Parish Council: "The Parish Council has concerns as follows in regard to this application.

- 1) There have been difficulties with foul drainage in the past with sewage overflows in this area. The Council are concerned that the local sewage treatment plant has insufficient capacity at present and that this housing development would exacerbate this problem further.
- 2) The Council understand that these buildings were to be used as ancillary buildings to the proposed fitness club that has planning permission approved in the adjacent building. If these are to be developed independently of the fitness club there will be matters of sound and disturbance to residents from the operation of the fitness club which will be undesirable and also the loss of an ancillary building to the centre.
- 3) The development is to be accessed via Churchway which is a narrow and dangerous road that is often used as a rat run for vehicles from the A49 to Roman Road. Residential development will further increase traffic on this road and road improvements should be incorporated wherever possible, particularly forward vision at the Churchway/A49 junction.

We hope you will take these matters into consideration in determining the application."

5.2 Four letters have been received from local residents on this application. Three objection letters have been received from K. Connor, B.E.M., Wych Ways, Attwood Lane, Holmer; A.J. Forrester & P.A. Jenkins, The Court Orchard, Attwood Lane, Holmer and D.J. Morgan & T.S. Smith, Thuya House, 3 Holmer Park, Attwood Lane. The objections raised can be summarised as follows.

- Traffic is a real problem on Attwood Lane which is used as a rat run between the A49 and Roman Road. The proposed access is at an 'S' in the bend and opposite a busy junction and could lead to a potential accident situation.
- The drainage system in Holmer Park is already at saturation point and a visit to the site will show the overflow from the existing septic tank is running down the public footpath adjacent to the eastern boundary of the site. Any further development will only make this problem worse.
- The planning application shows the developer intends to fell or prune mature trees on the site and this alone should be enough to have the application rejected. The trees at Holmer Park are an asset to the area and should be protected. This would appear to be another application to develop Holmer Park in a piecemeal fashion which are all considered in isolation. A master plan should be prepared for the site.

5.3 One of the objection letters is also concerned about windows from the proposed conversion overlooking the new properties which are currently under construction in Holmer Park.

5.4 A further letter from Miss J. David, The Bungalow, Wilcroft, Bartestree states that as the owner of Plot 4, Holmer Park which is adjacent to the conversion, I have no objections to the refurbishment of The Coach House but would point out that the windows on the proposed east elevation will be in line with the rear of our approved dwelling. We would therefore suggest the window is either omitted or has opaque glass to safe any future problems.

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

6. Officers Appraisal

6.1 The key issues in determining this application relate to the principle of the proposed use, the impact of the proposal on the Grade II listed summerhouse, the detail of the conversion scheme and how this impacts on adjoining uses and the highway and access issues associated with the proposal.

6.2 As identified in the South Herefordshire District Local Plan, land at Holmer to the north of Roman Road is not identified as a recognised settlement or as having a settlement boundary. As such, in theory open countryside policies would apply to development proposals in this area. In this instance and having regard to the nature of development and the character of the area, open countryside policies are not the most appropriate. Furthermore, the location of Holmer and the nature of the area is recognised in the emerging Unitary Development Plan which shows it clearly within the built up part of Hereford. In this instance the former stable building is an attractive red brick structure in a prominent position on Attwood Lane. Clearly it is worthy of retention and this scheme proposes its conversion into three small residential properties, two of which contain two bedrooms and one three. Whilst normally the conversion of such buildings would be subject to suitable marketing to see if an economic use would be viable, in this instance having regard to the buildings location within the recognised boundary of Holmer, the residential use is in principle considered acceptable subject to the other details of the scheme being satisfactory.

- 6.3 As mentioned above, the building is in close proximity to the Grade II listed former avery which was converted into a summerhouse at Holmer Park. The structure which is particularly attractive is currently overgrown and somewhat neglected in appearance and is enclosed by buildings and mature trees. Whilst minor alterations are shown to the boundary wall adjoining the summerhouse, no physical alterations will occur to the structure itself. It is proposed that vehicular access would be proposed between the stable building and the summerhouse and a parking area will be contained and surfaced with gravel to the west side of the Listed Building. In conservation terms, there are concerns regarding the impact on the setting of the Listed Building in terms of its context and relationship to Holmer Park. As originally proposed, a solid boundary fence was proposed between this conversion site and the rest of Holmer Park which would harm the relationship between the buildings. Following negotiations the application now proposes a much more subservient and more traditional open steel railing to a height of 1.4 metres and as such when viewed from the main grounds of Holmer Park, the relationship between the summerhouse and the main building will be retained. In view of these alterations, Officers are satisfied that the proposal will not have a detrimental impact on the setting of the Listed Building.
- 6.4 The conversion scheme itself generally accords with the Council's policies for conversions of traditional rural buildings with minimal new openings. The lantern light detail on the ridge of the building which will be reconstructed will assist in retaining the building's appearance, particularly when viewed off Attwood Lane and Churchway and the existing entrance gates will be used to access the site. Whilst the units are relatively small and have small courtyard areas as external amenity space, in this context having regard to the relationship between the stable and Holmer Park the layout of the conversion scheme is considered acceptable.
- 6.5 Holmer Park itself is currently in the process of being converted to a private leisure club and the relationship between this club and the proposed residential units has been carefully considered. Furthermore, four dwellings are currently under construction on the east side of Holmer Park in close proximity to the stable building. Again, careful consideration has been given to the impact of these units on the approved scheme. A condition would be suggested to obscure glaze the proposed circular window at first floor level on the east side of Unit 2 to prevent any direct overlooking to Plot 4 of the adjoining development which has not yet been constructed. This will prevent any direct overlooking problem.
- 6.6 A number of concerns have been raised about drainage from the site, particularly of foul water. The application indicates that storm and surface water will be dealt with via soakaways for which there is clearly room within the application site. Foul water is proposed to be dealt with via the mains drainage system which serves the area. The comments of Welsh Water who are responsible for the mains drainage are still awaited at the time of writing this report and an update will be given at the Committee meeting.
- 6.7 Vehicular access is proposed via the existing entrance to the west of the stable block building. Again following concerns expressed by Officers, a revised parking layout has been indicated which would be proposed to be surfaced with gravel. Concerns were also expressed about potential impact on the trees, however the Landscape Officer has visited the site and confirmed the proposed six car parking spaces are acceptable and will not have a detrimental impact on the existing trees. None of the mature trees would be felled as part of this proposal although there will be some pruning as part of an agreed management of the trees with the Council's Landscape Section.

6.8 On balance it is considered that this scheme represents an acceptable reuse of a building which is clearly worthy of retention. The provision of small scale accommodation in reasonably close proximity to Hereford is considered a sustainable reuse of the building.

RECOMMENDATION

Subject to the comments of Welsh Water on the amended scheme, the Officers names in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by Officers:

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. **A09 (Amended plans).**

Reason: To ensure the development is carried out in accordance with the amended plans.

3. **F18 (Scheme of foul drainage disposal).**

Reason: In order to ensure that satisfactory drainage arrangements are provided.

4. **E16 (Removal of permitted development rights).**

Reason: [Special Reason].

5. **B05 (Alterations made good).**

Reason: To maintain the appearance of the building.

6. **E19 (Obscure glazing to windows)**

Reason: In order to protect the residential amenity of adjacent properties.

7. **F39 (Scheme of refuse storage).**

Reason: In the interests of amenity.

8. **G10 (Retention of trees).**

Reason: In order to preserve the character and amenities of the area.

9. **F41 (No burning of materials/substances during construction phase).**

Reason: To safeguard residential amenity and prevent pollution.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.

8 CW2003/2039/F - RECONDITIONING, REFURBISHMENT AND EXTENSION TO INCLUDE A CHANGE OF USE INTO A PUBLIC HOUSE OLD SCHOOL ROOMS, MORETON-ON-LUGG, HEREFORDSHIRE, HR4 8DE

For: Mrs J.V. Perkins, per Mr. J.E. Smith, Parkwest, Longworth, Lugwardine, Hereford, HR1 4DF

Date Received: 7th July 2003

Ward: Sutton Walls

Grid Ref: 50576, 45655

Expiry Date: 1st September 2003

Local Member: Councillor J.G.S. Guthrie

1. Site Description and Proposal

1.1 The application site is located in a central position in Moreton-on-Lugg to the south side of the main road through the village. The former school rooms building has been subject to a number of planning applications and contains a number of uses. At present it contains a residential element in the form of a flat, a chip shop which has recently been opened and has an existing planning permission for use as a pre-school nursery.

1.2 This application seeks full planning permission for a change of use of part of the Old School Rooms to create a new village pub. As indicated on the submitted drawings a small extension would be added to the rear part of the building to provide a new entrance area and toilet facilities. Vehicular access and car parking is provided in an unusual form and is divorced from the main building. As submitted the entrance to the proposed pub car park is some 46 metres to the east of the building itself via an existing track. This track which is a right of way to other properties provides access to a roughly triangular parcel of land on which it is proposed to park cars. Customers of the pub would then walk via a new access drive to the rear of two residential cottages (one of which is in the ownership of the applicant) to the new public house to the west. The vehicular exit of the site is also via a new driveway which would be constructed along the eastern boundary of the pub building. As such, as proposed, an 'in and out' arrangement would be used for customers arriving via car.

2. Policies

2.1 Planning Policy Guidance:

PPG1	-	General Policy and Principles
PPG7	-	The Countryside and Rural Economy
PPG13	-	Transport
PPG24	-	Planning and Noise

2.2 South Herefordshire District Local Plan:

GD1	-	General Development Criteria
CF1	-	Retention and Provision of New Community Facilities
CF6	-	Access For All

T3	-	Highway Safety Requirements
C36	-	Re-use and Adaptation of Rural Buildings
C43	-	Foul Sewerage
C45	-	Drainage

2.3 Herefordshire Unitary Development Plan (Deposit Draft):

S1	-	Sustainable Development
S2	-	Development Requirements
DL1	-	Design
CF5	-	New Community Facilities
S11	-	Community Facilities and Services
DR13	-	Noise
DR14	-	Lighting

3. Planning History

- 3.1 SH971179PF – Change of use of Old School Rooms to a day nursery. Approved 28th January, 1998.
- 3.2 CW2002/0727/F – Change of use of two flats to chip shop on ground floor with hairdressers/beauticians above. Approved May 2002.
- 3.3 CW2003/0279/F – Renewal of existing permission for a change of use to provide a day nursery. Approved March 2003.

4. Consultation Summary

- 4.1 None.
- 4.2 Responses by internal consultees that raise material planning issues are summarised and considered in the Officers Appraisal.

5. Representations

- 5.1 Moreton-on-Lugg Parish Council: The Parish Council has no objection to the application provided the car parking arrangements are given detailed consideration. The access on to the highway is acceptable to Herefordshire Council Highways Department and the area is screened for the benefit of adjoining residents. It is imperative that there additional roadside car parking on this stretch of road is minimised as much as possible in the interests of highway safety. A right of way, shown on the deeds of householders in Orchard Close, would appear to be jeopardy, as 3 car parking spaces are shown over the route and this will need legal classification.
- 5.2 Five objection letters have been received on the current application from Mr S. Trow, Vande, Moreton-on-Lugg; Mrs D. Cullum, 12 Orchard Close, Moreton-on-Lugg; Mrs J. Haynes, The Bungalow, Moreton-on-Lugg; M. Bennett, Moreton Court Bungalow, Moreton-on-Lugg; R. Norman, 11 Orchard Close, Moreton-on-Lugg.

The objections raised are based on disturbance for adjoining residents to the proposed car parking area and access and transportation issues and potential for general disturbance from the pub. It is of particular concern having regard to the late night closing of public houses which will have a harmful impact on this residential area.

Objections are also made to the potential blocking of a right of way which serves 12 Orchard Close. The plans indicate three car parking spaces across this right of way.

- 5.3 When submitted this application included six duplicate letters of support all signed by residents in Marden. Additionally three individual letters of support have been submitted by Mrs Wendy Holton of Sarn House, Moreton-on-Lugg; Mr David Holton of Sarn House, Moreton-on-Lugg; and H. Wheelock of Horfield, 12 Nursery Drive, Moreton-on-Lugg. The comments in support of the application state that the village is short of many amenities having only a church, village hall and shop including post office and of course the recently opened and very popular fish and chip shop. Many residents have expressed a wish for a pub in the village and a pub was top of the list of wants in the village plan. It is understood there will be no dining facilities at the pub and therefore I would imagine there would not be many people arriving by car. Given the central location the pub would be within half a mile of most of the houses in the parish.

It is understood that objections were previously raised on visibility of the proposed entrance and exit point but this problem has now been overcome. I can assure as a principal organiser of the campaign supporting this proposal that more than 100 Moreton residents who wrote in favour last time have not changed their mind since.

- 5.4 A further letter of comment has been received from Mrs Alison Adams of Church House Farm, Moreton-on-Lugg. The letter does not raise objections specifically to the application but raises issue of concern given the close proximity of the pub to the existing farm operation. Suggestions were made with regard to fencing and obscure glazed windows to prevent privacy and security issues being a problem.
- 5.5 The applicant has also asked that Members be made aware that 90 letters (mainly duplicate) were submitted in support of the pub use on the recent application which was refused under delegated powers reference CW2003/0978/F. Individual letters of objection were also received on that application.
- 5.6 In support of the application the applicant states that for many years church goers and people attending events and functions at the village hall have parked their vehicles on the roadside without creating any difficulties. The road through the village is approximately 6 metres wide and is restricted to a 30mph speed limit therefore we do not foresee the proposed pub creating additional parking problems. I would also like to point out that the parking area to the rear of the Beeches Cottage which was accepted for parking when consent was granted by the former District Council to convert the building in question to a day nursery is still available and outlined on the plan.

One of the many advantages of having a local pub in the village is that residents are in walking distance and therefore reducing the need for parking facilities. It is intended that the pub be primarily for the use of the local community initially opening evenings and weekends. Moreton-on-Lugg is a large and growing village and has no facilities for villagers other than the shop/post office and recently opened chip shop. I think there is now an opportunity to put a heart into the village by creating a place for local people to meet and cultivate a community spirit.

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

6. Officers Appraisal

- 6.1 The key issues in determining this planning application are the principle of the proposed pub in this location, the impact that the proposed use would have on adjoining land uses and the access and highway implications associated with the scheme.
- 6.2 It is considered that the basic principle of a centrally located village pub is one which is afforded considerable weight. Having regard to adopted policies in the South Herefordshire District Local Plan and the emerging policies in the Unitary Development Plan there is a basic and underlying theme that encourages the retention of and provision of new community facilities in appropriate locations. The critical issue in this instance is not the principle of a pub but more the site specific issues associated with the Old School Rooms and the potential impact of the proposed change of use.
- 6.3 As previously noted the site itself is centrally located within the village in close proximity to the village hall (west boundary), two residential properties to the east and a farmyard and associated agricultural land to the south. The Beeches which is the residential property in private ownership closest to the site will be directly affected by the proposal. The bungalow to the east side of the proposed entrance drive will also be directly affected as will properties in Orchard Close to the east. Whilst the use of the building is in principle considered acceptable for the proposed pub use having regard to its central location within the village it is a direct impact on private residential properties and highway safety related issues which need the most careful consideration in this instance.
- 6.4 As proposed by this application the car parking which is divorced from the Old School Rooms would be provided approximately 30 metres from the entrance doors of the pub. Having regard to the adjoining residential boundaries which surround the proposed car park careful consideration has been given by Officers to the impact and potential disturbance that the proposed use could have. As submitted it is considered that the parking layout is not acceptable and that amendments are required. Furthermore, as noted above a right of way appears to exist on site to the rear of 12 Orchard Close and as indicated two car parking spaces would block this access. Officers consider that with appropriate boundary treatments and lighting conditions the proposed car parking area could be developed in a way which prevented any detrimental impact to adjoining residents at the same time as allowing the proposed pub use. The amendments which will need to be subject to amended plans would reduce the car parking levels from 24 as indicated to approximately 19. This reduction would though offer the opportunity to provide a much better scheme of landscaping and workable parking layouts.
- 6.5 Members will note that a previous application was refused under the Council's adopted Scheme of Delegation on highway grounds and this application has made significant amendments to the in and out arrangement of the car park. It is now intended that the entrance will be separate from the exit which would be constructed immediately adjoining the east side of the Old School Rooms. This will involve the applicant acquiring additional land to provide a suitable width driveway and give the ability to provide a better visibility at the exit point. Whilst this arrangement is slightly unusual a number of discussions have taken place specifically on highway safety matters and your Officers conclude that the scheme as indicated is workable and acceptable in highway terms.

- 6.6 The internal layout of the proposed pub shows a relatively small public bar and lounge bar forming the main part of the new facility. A proposed side and rear extension will provide an entrance lobby, toilet facilities and beer cellar. The details submitted are not clear on proposals for the first floor and clarification is sought on this matter from the applicant's agent. It is hoped that a detailed plan showing the internal layout will be available at the meeting. Notwithstanding this point the area of the change of use can be specifically identified with any decision notice issued to ensure the whole of the Old School Rooms is not used for the public house facility.
- 6.7 On balance and after very careful consideration it is Officers opinion that the proposal is acceptable but only subject to specific planning conditions. Most notably the details of landscaping, acoustic fencing and any proposed external lighting will be subject to very careful control to ensure minimum disturbance for adjoining residential properties. This application has gone a considerable way to address the highways related refusal issue previously issued by this Authority and the Head of Engineering and Transportation now considers the proposed arrangement to be acceptable in highway terms. The proposal would undoubtedly provide a very valuable facility within the village and offer a number of local residents the opportunity to walk to and from the site.

RECOMMENDATION

Subject to the receipt of satisfactory amended plans indicating the exact floor area to be used for the public house and a revised car parking layout that Officers named in the Scheme of Delegation be authorised to approve planning permission subject to the following conditions and any other conditions considered necessary by Officers:

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 G01 (Details of boundary treatments)

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

3 G04 (Landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

4 G05 (Implementation of landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

5 E02 (Restriction on hours of delivery)

Reason: To safeguard the amenities of the locality.

6 F32 (Details of floodlighting/external lighting)

Reason: To safeguard local amenities.

7 F35 (Details of shields to prevent light pollution)

Reason: To minimise light overspill and to protect the amenity of neighbouring properties.

8 F38 (Details of flues or extractors)

Reason: In the interests of the amenity of the area.

9 F39 (Scheme of refuse storage)

Reason: In the interests of amenity.

10 H03 (Visibility splays)

Reason: In the interests of highway safety.

11 H05 (Access gates)

Reason: In the interests of highway safety.

12 H13 (Access, turning area and parking)

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

13 H23 (Canopies/signs/projections over the highway)

Reason: In the interests of highway safety.

14 H26 (Access location)

Reason: In the interests of highway safety.

15 H27 (Parking for site operatives)

Reason: To prevent indiscriminate parking in the interests of highway safety.

16 H29 (Secure cycle parking provision)

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.

Notes to Applicant:

- 1 HN01 - Mud on highway**
- 2 HN05 - Works within the highway**
- 3 HN10 - No drainage to discharge to highway**
- 4 HN19 - Disabled needs**
- 5 N08 - Advertisements**

6 N04 - Rights of way

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.

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