

**MINUTES of the meeting of Southern Area Planning Sub-Committee held at Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday, 10th September, 2003 at 2.00 p.m.**

**Present:** Councillor Mrs. R.F. Lincoln (Chairman)  
Councillor P.G. Turpin (Vice Chairman)

Councillors: H. Bramer, N.J.J. Davies, Mrs. C.J. Davis, J.W. Edwards,  
Mrs. A.E. Gray, T.W. Hunt, Mrs. J.A. Hyde, G. Lucas, D.C. Taylor and  
J.B. Williams

**In attendance:** Councillors P.J. Edwards and P.E. Harling

**19. APOLOGIES FOR ABSENCE**

Apologies were received from Councillors M.R. Cunningham and G.W. Davis

**20. DECLARATIONS OF INTEREST**

The following declarations of interest were made:

<b>Councillor</b>	<b>Item</b>	<b>Interest</b>
Councillor Mrs. J.A. Hyde	Item 4 (SE2002/3719/F and Item 5 SE2002/3721/C – Part demolition, part rebuild and extension of clubhouse, Ross-on-Wye Bowling Club, Crossfields, Walford Road, Ross-on-Wye, Herefordshire, HR9 5AR)	Prejudicial and left the meeting for the duration of the item
Councillor G. Lucas	Item 10 (SE2003/1848/F – Variation of condition to extend period to commence development by a further 5 years. Site fronting Broad Street, Brookend Street and Kyrle Street, Ross-on-Wye, Herefordshire); and Item 11 (SE2003/2164/F – Relocation of existing restaurant to redundant barn, construction of new car park and alterations to existing car park. Site adjacent to Castle Lodge Hotel, Wilton, Ross-on-Wye, Herefordshire)	Prejudicial and left the meeting for the duration of the item

**21. MINUTES**

**RESOLVED:** That the Minutes of the meeting held on 13th August, 2003 be approved as a correct record and signed by the Chairman.

**22. ITEM FOR INFORMATION - APPEALS**

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

**23. HEAD OF PLANNING SERVICES REPORT**

The report of the Head of Planning services was presented in respect of planning applications received for the southern 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 involved 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**

**24. ITEM FOR INFORMATION - ENFORCEMENT**

The Sub-Committee received an information report about planning enforcement activity within the southern area of Hereford.

The meeting ended at 3.30 p.m.

**CHAIRMAN**

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**APPENDIX**

Ref. 1

**ST WEONARDS**

SW2003/1227/O

Site for one dwelling

**LOWER TOMLINS FIELD, ST. WEONARDS, HEREFORD,  
HR2 8QE**For: **Mr S.D. Methven per Mr Griffin ADAS, The Patch, Elton  
Newnham, Gloucester GL14 1JN****RESOLVED: That consideration of the application be deferred  
for a site inspection on the grounds that the setting and  
surroundings are fundamental to the determination or to the  
conditions being considered.**

Ref. 2

**KINGSTHORN**

SW2003/1823/RM

Proposed dwelling and garage, land adjacent to

**BLACKSMITHS COTTAGE, KINGSTHORN, HEREFORD. HR2 8AL**For: **Perfection Homes per Paul T. Sant, Broxash, Litmarsh,  
Marden, Hereford, HR1 3EZ****RESOLVED: That subject to further satisfactory information  
being submitted in relation to foul drainage, the officers named  
in the Scheme of Delegation to Officers be authorised to  
approve the application subject to the following condition and  
any additional conditions considered necessary by officers:**

1. **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.**

Ref. 3  
**LLANWARNE**  
SW2003/1939/F

Double garage (retrospective application)

**TOWNSEND BUNGALOW, LLANWARNE, HEREFORD, HR2 8JE**

For: **Mr & Mrs R. Craig per Mr M Keyse Sawpits, Great Doward, Symonds Yat, Ross On Wye, HR9 6BP**

**RESOLVED: That planning permission be granted subject to the following conditions:**

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

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

**2. B02 (Matching external materials (extension) )**

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

**3. E08 (Domestic use only of garage )**

**Reason: To ensure that the garage is used only for the purposes ancillary to the dwelling.**

**4. The garage hereby approved shall be kept available for storage use and shall not be converted into habitable accommodation.**

**Reason: In order to ensure that the garage remains for storage use, and therefore restricts pressure for further buildings in this rural location, within the Conservation Area.**

Ref. 4&5  
**ROSS-ON-WYE**  
SE2002/3719/F  
SE2002/3721/C

SE2002/3719/F - part demolition, part rebuild & extension of clubhouse

**ROSS-ON-WYE BOWLING CLUB, CROSSFIELDS, WALFORD ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5AR**

SE2002/3721/C – part demolition of clubhouse

**ROSS on WYE BOWLING CLUB, CROSSFIELDS, WALFORD ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5AR**

For: **Ross on Wye Bowling Club per Hall Needham Associates, Kille House, Chinnor Road, Thame OXON OX9 3NU**

In accordance with the criteria for public speaking Mr Henry spoke against the application.

**RESOLVED: That**

**In respect of SE2002/3719/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 A09 (Amended plans )**

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

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

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

**In respect of SE2002/3721/C**

**That consent be granted subject to the following conditions:**

**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. 6  
**ROSS-ON-WYE**  
SE2003/1749/F

Change of use from general industrial (class B2) to storage and distribution (class B8)

**FORMER DAYLA LIQUID PACKAGING, ADJACENT TO BILL MILLS, ROSS-ON-WYE, HEREFORDSHIRE**

For: **H.E. Coombs & G. Owen per Edward Nash Partnership, 23a Sydney Buildings, Bath BA2 6 BZ**

In accordance with the criteria for public speaking Lady North spoke against the application.

**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 F02 (Scheme of measures for controlling noise)**

**Reason: In order to protect the amenity of occupiers of nearby properties.**

**3 F32 (Details of floodlighting/external lighting )**

**Reason: To safeguard local amenities.**

**4 H15 (Turning and parking: change of use - commercial )**

**Reason: To minimise the likelihood of indiscriminate parking in the interests of highway safety.**

**5 E02 (Restriction on hours of delivery)**

**Reason: To safeguard the amenities of the locality.**



Ref. 7  
**LLANGROVE,**  
**ROSS-ON-WYE**  
 SE2003/2136/F

Proposed replacement garage and first storey extension over.

**ROSEMARY COTTAGE, LLANGROVE, ROSS-ON-WYE,**  
**HEREFORDSHIRE, HR9 6EX**

For: **R A J Pye, The Holt, Harewood End, Hereford HR2 8LA**

The Southern Divisional Planning Officer reported that Llangarron Parish Council had written to say that it had no objection to amended 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 A09 (Amended plans )**

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

**3 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.**

Ref. 8  
**ROSS-ON-WYE**  
 SE2003/2161/F

Change of use to plumbing & general builders merchants, alterations to external elevations & yard storage

**UNIT 7, ASHBURTON ROAD, ASHBURTON INDUSTRIAL ESTATE, ROSS-ON-WYE, HEREFORDSHIRE**

For: **Travis Perkins Plc per The John Parkhouse Partnership, The Manor House, Northampton Lane, Moulton, Northampton NN3 7QS**

In accordance with the criteria for public speaking Mr Hughes spoke against the application and Mr Keevil, the agent acting on behalf of the applicant, spoke in favour.

The Sub-Committee considered that screening should be provided on the boundary of the site to No. 2 North Road, to contain any dust and minimise noise arising from the proposed use. The Principle Planning Officer suggested that authority be delegated to the Officers to enter into negotiations with the applicant about this.

**RESOLVED:** That authority be delegated to the Officers named in the scheme of Delegation to Officers to grant planning permission, subject to successfully reaching agreement with the applicant for the erection of an acoustic fence along the boundary of the application site with No 2 North Road and 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 A09 (Amended plans )**

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

**3 F02 (Scheme of measures for controlling noise)**

**Reason:** In order to protect the amenity of occupiers of nearby properties.

**4 E03 (Restriction on hours of opening)**

**Reason:** In the interests of the amenities of existing residential properties in the locality.

**5 E02 (Restriction on hours of delivery)**

**Reason:** To safeguard the amenities of the locality.

**6 H13 (Access, turning area and parking)**

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

**7 F32 (Details of floodlighting/external lighting)**

**Reason:** To safeguard local amenities.

**8 No machinery or power tools shall be installed or operated within the building at the southern end of the site or within the yard without the prior approval in writing of the local planning authority.**

**Reason:** To protect the amenities of neighbours.

**ROSS-ON-WYE**  
SE2003/1633/O

**LAND ADJACENT BURMELL, BRIDSTOW, ROSS-ON-WYE,  
HEREFORDSHIRE, HR9 6AJ**

**For: Mr & Mrs D H Phillips per Paul Smith Associates, Chase  
View House, Merrivale Road, Ross-on-Wye, Herefordshire HR9  
5JX**

**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 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.**

**3 A03 (Time limit for commencement (outline permission) )**

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

**4 A04 (Approval of reserved matters )**

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

**5 The dwelling shall not be occupied until space has been  
laid out within the site for 2 cars to be parked. The space  
shall be properly consolidated, surfaced and drained in  
accordance with details to be submitted to and approved  
in writing by the local planning authority before any  
development commences, and the area shall not  
thereafter be used for any other purpose than the parking  
of vehicles.**

**Reason: In the interests of safe and free flow of traffic on  
the highway.**

**6 No development shall take place until the improvements  
to the access track shown on drawing no PMS/00/01 have  
been carried out in accordance with a scheme which has  
been previously submitted to and approved in writing by  
the local planning authority.**

**Reason: In the interests of safe and free flow of traffic on**

**the highway.**

Ref. 10  
**ROSS-ON-WYE**  
 SE2003/1848/F

Variation of condition to extend period to commence development by a further 5 years. (application no. SH971299PF).

**SITE FRONTING BROAD STREET, BROOKEND STREET & KYRLE STREET, ROSS-ON-WYE, HEREFORDSHIRE**

**For: B S GROUP PLC per Lennon Planning Limited, 4 King Street Lane, Winnersh, Berkshire RG41 5AS**

The Principal Planning Officer said that the Environment Agency had no objection to the application. Written confirmation was awaited from Welsh Water and he asked for the decision to be delegated to Officers to issue permission when their observations had been received.

**RESOLVED: That the Officers named in the Scheme of Delegation to Officers be authorised to grant planning permission, subject to the receipt of no objections from Welsh Water and 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 The Class A1 food retail store shall be used for the retail sale of food within Class A1 of the Town and Country Planning (Use Classes) Order, 1987 only, except where the retail sale of non-food goods forms a minor and ancillary part of the operation of any of the retail activity but shall not include the following:**

- i) a pharmacy and sale of pharmaceutical goods**
- ii) sale of newspapers and magazines**
- iii) reception of goods for dry cleaning**
- iv) a post office**

**Reason: To define the terms of the permission and protect the vitality and viability of the town centre.**

**3 No development shall take place until details of the following have been submitted to and approved in writing by the local planning authority:**

- i) the treatment of the exposed elevations of 24-32 Broad Street and 2 and 7 Brookend Street following demolition of rear extensions**
- ii) the treatment of the boundaries of the site**

- iii) new shop fronts
- iv) materials to be used on all new and altered external surfaces

**Reason:** To ensure that the development is satisfactory in appearance.

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

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

**5 G09 (Retention of trees/hedgerows )**

**Reason:** To safeguard the amenity of the area.

**6 Details of the measures for the protection of trees to be retained on site during the course of construction shall be submitted to and agreed by the local planning authority in writing before the commencement of any work on site. Development shall be carried out in accordance with the approved details.**

**Reason:** To preserve and/or enhance the visual amenities of the area.

**7 No development shall take place until full details of the proposed layout, surfacing and drainage of all car parking areas including a programme and timetable of works, provision of footways, an oil interceptor, re-siting CCTV cameras, and trolley stores, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

**Reason:** To preserve and/or enhance the visual amenities of the area and to avoid pollution of watercourses.

**8 Notwithstanding the submitted drawing no. 9623/25SE/B, no development shall take place until details of the layout of the vehicular turning area, measures for protecting the safety of pedestrians and a scheme of management and supervision of the HGV turning area have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and scheme of management.**

**Reason:** To minimise conflict between service vehicles, private cars and pedestrians within the car park.

- 9 Notwithstanding the details indicated on the submitted drawings, details of facilities for parking cycles shall be submitted to and approved in writing by the local planning authority. These details shall include design and method of security. Development shall be carried out in accordance with the approved details before the store is opened for trading.**

**To encourage alternative means of transport to private cars.**

- 10 F32 (Details of floodlighting/external lighting )**

**Reason: To safeguard local amenities.**

- 11 The loading and unloading of service and delivery vehicles, together with their arrival and departure from the site shall not take place outside the hours of 0730 to 1700 hours Mondays to Saturdays nor at any time on Sundays, Bank or Public Holidays.**

**Reason: To protect the amenities of neighbours.**

- 12 No vehicle shall enter the service area from the highway nor enter the highway from the service area in reverse gear.**

**Reason: In the interests of the safe and free flow of traffic on the highway.**

- 13 The vehicle turning area as approved pursuant to Condition No. 8 above shall not be used for turning or parking HGVs except between 0730 to 0930 hours on Mondays to Fridays and between 0730 to 0900 hours on Saturdays nor at any time on Bank or Public Holidays.**

**Reason: To protect the amenities of neighbours.**

- 14 No development shall take place until detailed drawings, plans and specifications for:**

- the construction of a mini-roundabout at the existing entrance to the car park on Brookend Street, together with a central pedestrian refuge on Brookend Street**
- modification of the existing access between numbers 9 and 12 Brookend Street**
- the improvement of the two mini-roundabouts at the junctions of Brookend Street, Millpond Street,**

**Brampton Street, Greytrees Road and Overcross Street**

have been submitted to and approved in writing by the local planning authority and that part of the development that comprises a retail store shall not open for trading until all of the works specified above have been constructed in accordance with the approved plans.

**Reason:** In the interests of the safe and free flow of traffic on the highway.

**15 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.

**16 No development shall take place until a means of vehicular access and parking areas for construction traffic and site operatives have been provided in accordance with a scheme submitted to and approved in writing by the local planning authority.**

**Reason:** In the interests of the safe and free flow of traffic on the highway.

**17 At all times from the date that the development is first open for trading the public shall be allowed access to, and the use (free of charge) of the public conveniences which form part of the development and which are shown on application drawing no 9623/25SE/B between the hours of 7.00 am and 9.00 pm on every day throughout the year except Christmas Day (or such other times and days as may otherwise be agreed in writing with the Council) such access to be either direct from the outside of the store which forms part of the development or from within the store which forms part of the development.**

**Reason:** To ensure alternative facilities are made available permanently.

**18 D01 (Site investigation - archaeology )**

**Reason:** To ensure the archaeological interest of the site is recorded.

**19 Development shall not begin until a scheme to deal with any contamination of the site has been submitted to and approved by the local planning authority. This scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken**

to avoid risk to the public, buildings and environment when the site is developed. Development shall not commence until the measures approved in the scheme have been implemented.

**Reason:** To avoid harm to the environment and local residents/businesses.

- 20** The finished floor level of the food store shall not be lower than 33.100 AOD.

**Reason:** To minimise the adverse impact from flooding.

- 21** B01 (Samples of external materials )

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

- 22** Millbrook House and 7, 8 and 9 Brookend Street shall not be used for residential purposes from the date that the food store is first open for trading.

**Reason:** To avoid conflict between residential and retail uses.

- 23** No development shall take place until details of the loading bay including measures to reduce emission of noise during loading/unloading have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented before the store opens for trading.

**Reason:** To protect the amenities of neighbours.

- 24** No goods, materials or equipment shall be stored in the open.

**Reason:** To preserve the visual amenities of the area.

- 25** No development shall take place until a scheme to ensure means of access to the swimming pool for buses and not less than 90 car parking spaces for users of the swimming pool are available throughout the construction period has been submitted to and approved in writing by the local planning authority.

**Reason:** In the interests of safety particularly for school bus parties.

- 26** A06 (Development in accordance with approved plans )



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

## **INFORMATIVE**

### **1 HN07 - Section 278 Agreement**

Ref. 11  
**WILTON, ROSS-  
ON-WYE**  
SE2003/2164/F

Relocation of existing restaurant to redundant barn, construction of new car park and alterations to existing car park.

#### **SITE ADJACENT TO CASTLE LODGE HOTEL, WILTON, ROSS-ON-WYE, HEREFORDSHIRE**

For: **Mr & Mrs J.C. Felices per Andy Powell, Yew Tree Cottage, Brockhampton, Herefordshire HR1 4SJ**

In accordance with the criteria for public speaking Mr Lord spoke against the application and the applicant Mr Felices spoke in favour.

The Principal Planning Officer reported the receipt of fifteen letters of support and one letter of objection, together with the fact that the Wilton Parish Council wished to make no observations. In addition the requirements of the Highways Agency were reported.

The Sub-Committee had reservations that in future the restaurant might be operated separately from the hotel. The Southern Divisional Planning Officer explained that if the application was approved, appropriate conditions would be imposed which tied it to the hotel. If the owner wished to operate it separately, he would first need to seek planning permission for change of use.

**RESOLVED: That the Officers named in the Scheme of Delegation to Officers be authorised to grant permission subject to the resolution of highway issues and subject to the following conditions, after the decision notice had first been agreed with the Chairman of the Sub-Committee, the local Ward Councillor and Councillor H Bramer:**

#### **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 B01 (Samples of external materials )**

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

- 4 C04 (Details of window sections, eaves, verges and barge boards )**

**Reason: To safeguard the character and appearance of this building of architectural or historical interest.**
- 5 C05 (Details of external joinery finishes )**

**Reason: To safeguard the character and appearance of this building of architectural or historical interest.**
- 6 No external flues or extraction equipment shall be installed at the premises without the prior written approval of the local planning authority.**

**Reason: In the interests of the amenity of the area.**
- 7 C09 (External repointing )**

**Reason: To safeguard the character and appearance of this building of architectural or historical interest.**
- 8 C10 (Details of rooflights )**

**Reason: To ensure the rooflights do not break the plane of the roof slope in the interests of safeguarding the character and appearance of this building of architectural or historical interest.**
- 9 C11 (Specification of guttering and downpipes )**

**Reason: To safeguard the character and appearance of this building of architectural or historical interest.**
- 10 C18 (Details of roofing )**

**Reason: To safeguard the character and appearance of this building of architectural or historical interest.**
- 11 D01 (Site investigation - archaeology )**

**Reason: To ensure the archaeological interest of the site is recorded.**
- 12 E03 (Restriction on hours of opening )**

**Reason: In the interests of the amenities of existing residential property in the locality.**
- 13 E06 (Restriction on Use )**

**Reason: The local planning authority wish to control the specific use of the land/premises, in the interest of local amenity.**

- 14 The restaurant and car park hereby permitted and the Castle Lodge Hotel shall not be sold, let or leased separately from each other, and the car parking shall be permanently available for use by both the restaurant and the Castle Lodge Hotel.**

**Reason: To ensure that car parking facilities are readily available for both premises and to protect the amenities of neighbouring dwellings.**

- 15 F18 (Scheme of foul drainage disposal )**

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

- 16 F22 (No surface water to public sewer )**

**Reason: To safeguard the public sewerage system and reduce the risk of surcharge flooding.**

- 17 F32 (Details of floodlighting/external lighting )**

**Reason: To safeguard local amenities.**

- 18 F40 (No burning of material/substances )**

**Reason: To safeguard residential amenity and prevent pollution.**

- 19 G13 (Landscape design proposals )**

**Reason: In the interests of visual amenity.**

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

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

- 21 G15 (Landscaping implementation )**

**Reason: To ensure the site is satisfactorily landscaped.**

- 22 G17 (Protection of trees in a Conservation Area )**

**Reason: To ensure the proper care and maintenance of the trees.**

- 23 G37 (Access for disabled people )**

**Reason: In order to ensure that the development is fully accessible.**

- 24 G40 (Barn Conversion - owl box )**

**Reason: In order not to disturb or deter the nesting or**

roosting of barn owls which are a species protected by the Wildlife and Countryside Act 1981.

**25 H03 (Visibility splays )**

**Reason: In the interests of highway safety.**

**26 H05 (Access gates )**

**Reason: In the interests of highway safety.**

**27 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.**

**28 H21 (Wheel washing )**

**Reason: To ensure that the wheels of vehicles are cleaned before leaving the site in the interests of highway safety.**

**29 H27 (Parking for site operatives )**

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

**30 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.**

**31 The car park hereby approved shall not be used for the overnight parking of commercial vehicles, caravans or mobile homes at any time.**

**Reason: To protect the character and appearance of this part of the Area of Outstanding Natural Beauty, Ross Town Conservation Area and the amenities of the neighbouring dwellings.**

**INFORMATIVES**

**1 NC01 - Alterations to submitted/approved plans**

**2 NC02 - Warning against demolition**

**3 ND03 - Contact Address**

**4 HN01 - Mud on highway**

**5 HN04 - Private apparatus within highway**

- 6     **HN05 - Works within the highway**
- 7     **HN07 - Section 278 Agreement**
- 8     **HN10 - No drainage to discharge to highway**
- 9     **HN13 - Protection of visibility splays on private land**
- 10    **HN17 - Design of street lighting for Section 278**
- 11    **HN22 - Works adjoining highway**

Ref. 12  
**SYMONDS YAT  
 WEST,  
 ROSS-ON-WYE  
 SE2003/1937/F**

New timber balcony to side elevation

**SNOWDROP COTTAGE, 18 WYE RAPIDS COTTAGES,  
 SYMONDS YAT WEST, ROSS-ON-WYE, HEREFORDSHIRE, HR9  
 6BL**

For:   **Mr & Mrs L. Duke per Mr T Pitt-Lewis, 19 Elstob Way,  
 Monmouth, NP25 5ET**

The receipt of a further letter from the applicant and the observations of the Parish Council was reported.

In accordance with the criteria for public speaking Mr Clark spoke against the application.

**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.     **C05 (Details of external joinery finishes)**

**Reason: To ensure the development is satisfactory in appearance.**

4.     **Before any work commences on site a detailed drawing showing the design, materials and finish of the new external door on the north side elevation of the dwelling shall first be submitted to and be subject to the prior written approval of the local planning authority.**

**Reason: To ensure that the development is satisfactory in appearance.**

**Informatives**

- 1. N03 - Adjoining property rights**
- 2. The applicants should be aware that this planning permission does not override any civil/legal rights enjoyed by adjacent property owners nor any legal covenants/restrictions which may apply to the property. If in doubt the applicants are advised to seek legal advice on the matter.**