

REPORT OF THE PLANNING COMMITTEE
Meetings Held on 30th October, 2006; 24th November, 2006 and
19th January, 2007

Membership:

Councillors: TW Hunt (Chairman), JB Williams (Vice-Chairman),
Mrs PA Andrews, Mrs CJ Davis, PJ Dauncey, DJ Fleet, JGS Guthrie,
PE Harling, JW Hope, B Hunt, Mrs JA Hyde, Brig P Jones CBE, RM Manning,
PG Turpin, RI Matthews, Mrs JE Pemberton, R Preece, DC Taylor, WJ Walling.

REFERRED PLANNING APPLICATIONS

1. The following Planning Applications were determined by the Committee because (i) they related to the Council's own development or to the development of land owned by the Council; (ii) they were applications referred to the Committee by the Head of Planning Services because the Area Planning Sub-Committees are mindful to approve/refuse them contrary to officer recommendations and Council's Policies; or (iii) they were applications by Members or their relatives.
 - (a) DCSE2006/1907/O - proposed residential development at land adjacent to Westhaven, Sixth Avenue, Greytrees, Ross-On-Wye – approved as recommended;
 - (b) DCSW2006/2417/F - proposed replacement dwelling including removal of existing unoccupied house with new dwelling, to have re-arranged vehicular access from Lyston Lane, Brynfield, Lyston Lane, Wormelow (Near Orcop), – approved contrary to recommendation;
 - (c) DCNC2006/2926/F - erection of timber garden fence on land adjoining Greystones, Wyson, Brimfield near Ludlow - refused contrary to recommendation;
 - (d) DCSW2003/3281/N - waste treatment (using an autoclave) & recycling facility, including construction of a new building, Stoney Street Industrial Estate, Madley – approved as recommended;
 - (e) DCCE2006/3117/F - demolition of existing dwelling and construction of 13 no. two bed apartments with associated external works. amendment to access road previously approved (DCCE2005/0977/F) Mill Court Village, Ledbury Road, Hereford (Phase 2) - approved as recommended;
 - (f) DCNC2006/3364/F - proposed temporary mobile health facilities (temporary for seven years) at Broad Street Car Park, Leominster – deferred for alternative sites to be looked at which would have less impact on town centre car parking;
 - (g) DCSE2006/3238/O - proposed agricultural dwelling with garden at Steppe House Farm, Pencraig, Ross-on-Wye – approved contrary to recommendation; and
 - (h) DCSE2006/1146/F - creation of a green space for recreational use by whole community. landscaping to create two flat areas to provide playground and general use area for children and adults at land behind Goodrich School, Goodrich - approved as recommended.

AREA PLANNING SUB-COMMITTEES

2. Information reports have been received from the three Area Planning Sub-Committees which have dealt with the following matters:

(a) Northern Area Planning Sub-Committee

- Applications approved as recommended – 12
- Applications minded to approve or refuse contrary to recommendation – 7 (0 referred to Planning Committee by the Head of Planning Services)
- Applications deferred for further information or negotiations - 6
- Site inspections – 3
- Number of public speakers – 11 (2 parish councils, 5 objectors, 4 supporters)
- Appeals – 19 have been received and 14 determined (1 upheld 12 dismissed and 1 withdrawn)

(b) Central Area Planning Sub-Committee

- Applications approved as recommended – 16
- Applications deferred for further information or negotiations - 1
- Applications minded to approve or refuse contrary to recommendation – 2 (1 referred to the Head of Planning Services and the Planning Committee)
- Site inspections – 1
- Number of public speakers – 18 (3 parish councils, 7 objectors, 10 supporters)
- Appeals – 7 appeals have been received and 6 determined (4 dismissed, 1 upheld and 1 withdrawn)

(c) Southern Area Planning Sub-Committee

- Applications approved as recommended – 15
- Applications refused as recommended – 1
- Applications deferred - 1
- Applications minded to approve or refuse contrary to recommendation – 0
- Site visits – 0
- Number of public speakers – 10 (1 Parish Councils 6 supporters, 3 objectors)

- Appeals – 8 appeals have been received and 4 determined (0 upheld, 3 dismissed and 1 withdrawn)

CONSERVATION AREA APPRAISALS FOR ROSS ON WYE, MORDIFORD, DILWYN, AYLESTONE HILL

3. In April 2006 the Committee had recommended a programme for the preparation of appraisals and management proposals for sixteen Conservation Areas in Herefordshire. The first three appraisals approved for initial consultation were Hampton Park, Almeley and Weobley, followed by Ross On Wye, Mordiford, Dillwyn and Aylestone Hill. The next stage was to ask the Cabinet Member (Environment) to confirm the final content of the appraisal documents and the way in which the issues raised through the appraisals should be dealt with. Following this it was intended that consultation upon the issues raised should be undertaken and they would help formulate the management proposals that would form part of the next stage of work in relation to the particular Conservation Areas.
4. It was agreed that the Cabinet Member (Environment) should be requested to accept the appraisals for Ross on Wye, Mordiford, Aylestone Hill, and Dilwyn and the issues raised in association with these for the purpose of instigating the initial consultations with interested parties. It was also agreed that prior to consultation commencing, the Team Leader (Building Conservation) should first meet with the Cabinet Member (Environment) and the Ward Councillors of the Conservation Areas.

PLANNING OBLIGATIONS SUPPLEMENTARY PLANNING DOCUMENT

5. A Planning Obligations Supplementary Planning Document (SPD) has been prepared as part of the Council's Local Development Scheme and the requirements of the Planning and Compulsory Purchase Act 2004. The main aims of the SPD are to:-
 - provide as much certainty as possible to landowners, prospective developers and other interested parties;
 - ensure a uniform application of policy;
 - ensure the process is fair and transparent;
 - enable developers to have a 'one stop shop' approach to establishing likely contributions expected; and
 - facilitate a speedier response from the authority to development proposals
6. Under the new planning system, Supplementary Planning Documents (SPD) are produced to expand on plan policy and provide additional information and guidance in support of policies and proposals in Development Plan Documents. When adopted, the Herefordshire Unitary Development Plan (UDP) will have the status of a Development Plan Document (DPD) and its policies will be retained as part of the Council's Local Development Framework for a minimum three-year period. Policies S1 and DR5 of the UDP refer to Planning Obligations. The purpose of an SPD on Planning Obligations will be to make clear to all interested parties the Council's policy stance on the subject. Once adopted, it will become a material consideration in the determination of planning applications where contributions are sought. As part of the consultation and information gathering process the Council has sought the views of selected Parish Councils and a number of interested organisations and stakeholders about the content of the SPD. A training seminar was held for

Members in November and the points raised have been addressed within the draft document and a 'one stop shop' approach to establishing likely contributions is anticipated. It has been recommended to cabinet that the Draft Supplementary Planning Document be published for consultation purposes.

ANNUAL MONITORING REPORT 2005-2006

7. Another aspect of the Planning and Compulsory Purchase Act 2004 has been to introduce new provisions and requirements for development planning. The regular review and monitoring of Development Plans through mandatory Annual Monitoring Reports (AMRs) is a fundamental feature of the new planning system. AMRs are based on a 12-month period from 1st April to 31st March each year and are required to assess:
 - (a) the implementation of the Local Development Scheme; and
 - (b) the extent to which policies in the Local Development Documents are being achieved.
8. The Council's second AMR has been prepared to build upon information obtained from the first one and to meet the requirements of the new planning system. It assesses the extent to which the objectives of UDP policies are being achieved with a comparison to 2004 - 2005. It is a single document which covers all annual monitoring study findings and enables an holistic approach to be taken in assessing the extent to which the policies within Local Development Documents are being achieved. It is noticeable that the development of sites identified within the UDP is gaining momentum with 791 housing completions compared to 560 in 2004 - 2005. There had also been a corresponding increase in the provision of affordable housing and the amount of land developed for employment use was 8.58 ha, an increase of 2.05 ha over 2004 – 2005. Although approximately 8 ha of completions had taken place on greenfield land, the majority of these involved former agricultural buildings and were in accordance with the policies contained within the UDP.
9. The Annual Monitoring Report 2005-2006 has been endorsed and commended to the Cabinet Member (Environment) for submission to Cabinet for approval.

LOCAL DEVELOPMENT SCHEME

10. A Local Development Scheme must also be prepared under the requirements of the Planning and Compulsory Purchase Act 2004. It comprised a statement setting out how the Council's forward planning work would be organised over a three-year period. The Scheme has to be revised as necessary and the first Scheme was prepared in 2004, reviewed in November 2005 and came into effect in January 2006. Since then the Scheme had been reviewed in response to a number of factors. The revised Local Development Scheme was endorsed by the Committee and commended to the Cabinet Member (Environment) for submission to Cabinet for approval.

CUSOP PARISH PLAN

11. It has been recommended to the Cabinet Member (Environment) that the planning elements of the Cusop Parish Plan be adopted as planning guidance to the Herefordshire Unitary Development Plan and as an expression of local distinctiveness and community participation. The aim of the document is to identify measures by which the community aim to improve and enhance the quality of the built environment and to provide a mechanism to inform and influence the decisions of statutory bodies about community priorities and local needs. Key recommendations are included about transport and traffic, landscape and environment, housing, planning and heritage, youth and leisure and community services. The planning issues centre on affordable housing for young people and a

wish to see any new development designed to reflect the character of the local area.

**T.W. HUNT
CHAIRMAN
PLANNING COMMITTEE**

BACKGROUND PAPERS

- Agenda for the meeting of the Planning Committee held on 30th October, 2006; 24th November, 2006 and 19th January, 2007.