

MINUTES of the meeting of the Southern Area Planning Sub-Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on 23 April 2003 at 2:00 p.m.

Present: Councillor Mrs. R.F. Lincoln (Chairman)
Councillor J.W. Edwards (Vice-Chairman)

Councillors: Mrs P.A. Andrews (ex-officio), A.J. Allen,
M.R. Cunningham, N.J.J. Davies, Mrs. C.J. Davis, G.W. Davis,
P.J. Edwards (ex-officio) A.G. Morgan, Mrs. C.C. Powell,
Mrs E.M. Saunders, D.C. Taylor, Mrs. J.H. Thomas, J.B. Williams.

In attendance: Councillor PE Harling

The Chairman expressed her appreciation for the work of Members and officers during the past three years and for the clarity of reporting by the Ross Gazette. She was particularly sorry to be losing Councillors Mrs CC Powell and Mrs JH Thomas who would be standing down at the forthcoming elections. The Sub-Committee expressed their appreciation for the fair-minded way in which the Chairman had chaired meetings of the Sub-Committee.

65. APOLOGIES FOR ABSENCE

There were no apologies for absence received.

66. DECLARATIONS OF INTEREST

The following declarations of interest were made.

Councillor	Item	Interest
Mrs EM Saunders	Item 5, Ref 11 SE2002/3418/F – Continuation of use of land for siting of caravan. Cuckoos Patch, Hope Mansell, Nr Ross-on-Wye, Herefordshire.	Personal and left the meeting before the voting took place on this item.
JW Edwards	Item 5, Refs 2, 3 & 10 SE2003/0594/F – Demolition of redundant agricultural buildings and erection of indoor exercise pool with first floor games/entertainment room, ancillary to and linked to principal residence at The Grange, Aston Crews, Ross-on-Wye, Herefordshire, HR9 7LW.	Prejudicial and left the meeting for the duration of this item.

	SE2003/0595/L – Demolition of redundant agricultural buildings and erection of new exercise pool with first floor games/entertainment room at The Grange, Aston Crews, Ross-on-Wye, Herefordshire, HR9 7LW. SW2003/0590/F – Erection of 40 bedroom travel lodge, additional car parking and service areas and use of land and buildings for A3 purposes only (amended plans), Grafton Inn, Grafton, Hereford, HR2 8ED.	
Mr M Willmont, Southern Divisional Planning Officer	Item 5, Ref 10 SW2003/0590/F – Erection of 40 bedroom travel lodge, additional car parking and service areas and use of land and buildings for A3 purposes only (amended plans), Grafton Inn, Grafton, Hereford, HR2 8ED.	Personal and left the meeting for the duration of this item.

67. MINUTES

RESOLVED: That the Minutes of the meeting held on 26 March 2003 be approved as a correct record and signed by the Chairman.

68. PLANNING APPEALS

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

69. HEAD OF PLANNING SERVICES REPORT

The Southern Divisional Planning Officer presented the report of the Head of Planning Services in respect of the planning applications that had been received for the Southern area of Herefordshire.

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

The meeting ended at 4.07 pm

CHAIRMAN

APPENDIX

DEFERRED
APPLICATION
MADLEY
SW2002/3591/O

Site for proposed agricultural/horticultural workers dwelling at:

DANMEK NURSERIES, MADLEY, HEREFORDSHIRE

For: Mr and Mrs Nellist per Mr D Forrest, 2 Broomy Hill, Hereford.
HR4 0LH

In accordance with the criteria for Public Speaking, Mrs H Cole of Madley Parish Council and Mr Nellist, the applicant, both spoke in favour of the application.

The Local Ward member, Councillor DC Taylor was in favour of the application because the applicant wished to erect a small house on the site in connection with the business to be on hand to deal with such matters as deliveries, winter power cuts and to deter theft. He was of the view that the application should be approved with suitable conditions under Policy PPG 7 which would tie the dwelling to agricultural/horticultural use as part of the business. The Sub-Committee shared his view and felt that there was sufficient flexibility within the Council's Planning Policies for permission to be granted. The Southern Divisional Planning Officer said that Officers were of the view that there was not a sufficient case for a house to be constructed in connection with the business and that the proposed dwelling in open countryside did not comply with the Council's Planning Policies. He said that there was plenty of scope for the applicant to obtain a dwelling near to the business in the village.

RESOLVED:

- That (i) the Southern Area Planning Sub-Committee is minded to approve the application subject to the dwelling being tied to the land and business for an agricultural/horticultural workers dwelling use and any further conditions felt to be necessary by the Head of Planning Services, provided that the Head of Planning Services does not refer the application to the Planning Committee;**
- (ii) if the Head of Planning Services does not refer the application to the Planning Committee, officers named in the Scheme of Delegation to Officers be instructed to approve the application subject to such conditions referred to above.**

Note

Under the Council's referral procedure, the Chief Planning Services Officer said that she would refer the application to the Head of Planning Services, given that there were crucial planning policy issues at stake.

Ref. 1

WALTERSTONE
SW2003/0575/F

Demolition of modern agricultural buildings. Construction of a new house and four bay garage with one bedroom staff flat over, together with associated gardens and landscaping. Restoration of existing cottage and barn and new access drive at:

CWM FARM, WALTERSTONE, HEREFORDSHIRE, HR2 0DX

For: Mr & Mrs E Gittoes per Kent Jones & Done Churchill House, Regent Road, Stoke-on-Trent, ST1 3RQ

The receipt of 1 letter of objection, 25 letters of support, a letter from the Herefordshire Gardens Trust and a letter from the Committee for Architecture and the Built Environment was reported and the contents summarised.

In accordance with the criteria for public speaking, Mr S Fletcher, an objector, and Mrs D Palmer of Walterstone Parish Council spoke against the application. Mr G Anderson, the agent acting on behalf of the applicant spoke in favour of the application.

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

- 1. The development is contrary to Hereford and Worcester Structure Plan Policies H.16A, H.20, CTC.2 and CTC.6, and South Herefordshire District Local Plan Policies C.1, C.8, C.9 and SH.11. The proposal constitutes development in the open countryside, designated an Area of Great Landscape Value, without justification. The local planning authority do not consider that the development would significantly enhance its immediate setting and wider surroundings and there is considered to be no special justification for the development, taking into account Paragraph 3.21 in Planning Policy Guidance Note 7, such that an exception should be made to development plan policies**

Ref. 2 and Ref 3
ASTON CREWS
 SE2003/0594/F
 AND
 SE2003/0595/L

SE2003/0594/F - Demolition Of Redundant Agricultural Buildings And Erection Of Indoor Exercise Pool With First Floor Games/Entertainment Room, Ancillary To And Linked To Principal Residence; and

SE2003/0595/L - Demolition Of Redundant Agricultural Buildings And Erection Of New Exercise Pool With First Floor Games/Entertainment Room at:

**THE GRANGE, ASTON CREWS, ROSS on WYE,
 HEREFORDSHIRE, HR9 7LW**

For: Angus Jamieson per Jamieson Associates 30 Eign Gate
 Hereford HR4 OAB

The Southern Divisional Planning Officer reported that a letter had been received from the agent acting on behalf of the applicant indicating that he had deleted the proposed link between the dwelling and proposed building.

RESOLVED: That in respect of SE2002/0594/F planning permission be granted 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 B01 (Samples of external materials)

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

4 C05 (Details of external joinery finishes)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

5 C02 (Approval of details)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

6 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.

That in respect of SE2002/0595/L listed building consent be issued subject to the following conditions and any additional conditions considered necessary by officers:

- 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.

- 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.

- 4 C05 (Details of external joinery finishes)**

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

- 5 C02 (Approval of details)**

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

Ref. 4
ROSS-ON-WYE
SE2002/3919/F

3-Storey Office Block And Associated Works at:

**HAIGH ENGINEERING CO LTD, ALTON ROAD, ROSS-ON-WYE,
HEREFORDSHIRE, HR9 5NG**

For: The Haigh Engineering Co. Ltd. per Geoff Jones Architect, 53
Broad Street, Ross on Wye, Herefordshire HR9 7DY

Councillor Mrs CJ Davis, the Local Ward Member had grave reservations about the application because of the proposed access from Alton Road and the considerable adverse impact that a large 3 storey office block was likely to have on adjoining 2 storey residential properties. The Southern Divisional Planning Officer pointed out that the proposed offices would be situated some 40 metres back from the road and that the application met all the relevant planning policies. Notwithstanding the views of the officers, the Sub-Committee shared the concerns of local residents and the Ward Member.

RESOLVED: That

- 1. The Southern Area Planning Sub-Committee is minded to refuse the application on the grounds of**

- (i) Traffic**
- (ii) Noise/air pollution/distance**
- (iii) Amenity**
- (iv) Visual impact**

(and subject to any further reasons for refusal felt to be necessary by the Head of Planning Services) provided that the Head of Planning Services does not refer the application to the Planning Committee;

- 2. If the Head of Planning Services does not refer the application to the Planning Committee, officers named in the Scheme of Delegation to Officers be instructed to refuse the application subject to such reasons for refusal referred to above.**

Note

Under the Councils referral procedure, the Chief Planning Services Officer said that she would not refer the application to the Head of Planning Services.

Ref. 5
KINGSTHORNE
SW2003/0593/F

Erection of detached dormer bungalow with garage, building plot on land adjacent to:

WESTERLEY, KINGSTHORNE, HEREFORDSHIRE, HR2 8AL

For: Mr G Parker, Ty Helyg, 29 Willow Close, Newport, South Wales, NP19 4NQ

The receipt of a letter of support and a letter of objection was reported.

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. 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. E18 (No new windows in specified elevation)

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

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.

7. H01 (Single access - not footway)

Reason: In the interests of highway safety.

8. H03 (Visibility splays)

Reason: In the interests of highway safety.

9. H05 (Access gates)

Reason: In the interests of highway safety.

10. H06 (Vehicular access construction)

Reason: In the interests of highway safety.

11. H10 (Parking - single house)

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

12. 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.

13. 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.

Informatives

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)

Ref. 6 & 7
HARDWICKE
SW2003/0713/F
AND
SW2003/0710/F

Change of use from hotel (C1) to dwelling house; and

Change of use from holiday guest accommodation to on site educational unit for the children housed in the dwelling at:

**THE HAVEN, HARDWICKE, HAY-ON-WYE, HEREFORDSHIRE
HR3 5TA**

For: Sedgemoor College Per Olorun Planning Partnership Ltd,
107 High Street, Honiton, Devon, EX14 1PE

In accordance with the criteria for public speaking, Mrs M Denies of Clifford Parish Council spoke against the application. The receipt of 10 letters of objection and a further letter from the applicant was reported.

Councillor Mrs CJ Davis said that she was not in favour of the application because she thought that the remote rural location with limited amenities was totally unsuitable for young people who would mainly be used to an urban environment. She was also concerned that the police response time to the location would be at least 30 minutes if an incident arose which required their attention. Councillor NJJ Davis, the local Ward Member had similar concerns about the application which he felt was similar to one which had been recommended for refusal by the Sub-Committee at its meeting in December 2002. He also had concerns that care workers could not be on site on a permanent basis if they worked on a rota. He also said that there were a number of concerns from local residents, many of whom were elderly persons and who were fearful of the proposals.

RESOLVED:

1. **The Southern Area Planning Sub-Committee is minded to refuse the applications on the grounds that:**
 - (i) **this the wrong location for this type of house being too isolated**
 - (ii) **real fear of residents living in the vicinity**
 - (ii) **lack of policing due to the isolated location**

(and subject to any further reasons for refusal felt to be necessary by the Head of Planning Services), provided that the Head of Planning Services does not refer the application to the Planning Committee;
2. **if the Head of Planning Services does not refer the application to the Planning Committee, Officers named in the Scheme of Delegation to Officers be instructed to refuse the application subject to such reasons for refusal**

referred to above.

NOTE

Under the Council's referral procedure, the Chief Planning Services Officer said that she would refer the application to the Head of Planning Services

Ref. 8
LONGTOWN
SW2002/3814/F

Variation Of Conditions 3 & 5 Of Planning Permission SH93/0872PF And Conditions 4 & 9 Of Planning Permission SH97/0565PF, Also To Retain Additional Van Body And To Site Temporary Portacabin at:

SPRINGVALE, LONGTOWN, HEREFORD, HR2 0PB

For: Black Mountain Mineral Water Co. Ltd., Springvale, Longtown, Hereford, HR2 0PB

The receipt of a letter from the applicant and a letter from the applicant's agent was reported.

RESOLVED: That consideration of the application be deferred pending a site inspection on the grounds that:

- (a) **the character or appearance of the development itself is a fundamental planning consideration;**
- (b) **a judgement is required on visual impact;**
- and**
- (c) **the setting and surroundings are fundamental to the determination or to the conditions being considered.**

Ref. 9
LONGTOWN
SW2003/0113/F

Change of use of land and new vehicular access onto class III road, at:

SPRINGVALE, LONGTOWN, HEREFORD, HR2 0PB

For: Black Mountain Mineral Water Co. Ltd., Springvale, Longtown, Hereford, HR2 0PB

RESOLVED: That consideration of the application be deferred pending a site inspection on the grounds that:

- (a) **the character or appearance of the development itself is a fundamental planning consideration;**
- (b) **a judgement is required on visual impact;**
- and**

- (c) **the setting and surroundings are fundamental to the determination or to the conditions being considered.**

Ref. 10
GRAFTON
SW2003/0590/F

Erection of 40 bedroom travel lodge, additional car parking and service areas and use of land and buildings for A3 purposes only (Amended Plans), at:

GRAFTON INN, GRAFTON, HEREFORD, HEREFORDSHIRE, HR2 8ED

For: Barrington Inns Ltd. per TCP Ltd, PO Box 69, Ross-on-Wye, Herefordshire, HR9 7WG

RESOLVED: That consideration of the application be deferred pending a site inspection on the grounds that:

- (a) **the character or appearance of the development itself is a fundamental planning consideration;**
- (b) **a judgement is required on visual impact; and**
- (c) **the setting and surroundings are fundamental to the determination or to the conditions being considered.**

Ref. 11
HOPE MANSELL
SE2002/3418/F

Continuation of use of land for siting of caravan at:

CUCKOOS PATCH, HOPE MANSELL, NR ROSS-ON-WYE, HEREFORDSHIRE

For: Mr & Mrs A Haile per Paul Smith Associates, Chase View House, Merrivale Road, Ross-on-Wye, Herefordshire, HR9 5JX

The Principal Planning Officer reported that the Weston Under Penyard Parish Council had no objection to the application. In accordance with the criteria for public speaking, Mrs Dubberly and Mr Mummery spoke against the application. Councillor Mrs EM Saunders, the Local Ward Member spoke in favour of the application before withdrawing from the meeting prior to the vote being taken.

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

- 1 The use of this land as a site for a caravan shall be for a period expiring on 30th April 2008 and the occupation of the caravan shall be limited to Mr and Mrs A Haile only and any dependent children living with them. On the expiry of this period or the cessation of occupation by Mr and Mrs A Haile, whichever is the sooner, the use shall cease and the caravan and all other structures shall be removed from the land.**

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

- 2 No more than one caravan shall be sited on the application site.**

Reason: To define the terms of the permission and to protect the visual amenities of the area.

Informative Note

The applicants are reminded that any further caravan, building or structure on the site or enlargement of the site would require planning permission.

Councillors NJJ Davies and Mrs JH Thomas abstained from the voting on this application.

Ref. 12
SELLACK
SE2003/0754/F

Amendments to existing scheme for new underground garage/rumpus room with natural swimming pools and sauna at:

LAWLESS HILL COTTAGE, SELLACK, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6QP

For: Mr K Meehan per Malcolm Harrison & Associates, Newcastle Farmhouse, Orcop Hill, Herefordshire, HR2 8SF

RESOLVED: That consideration of the application be deferred pending a site inspection on the grounds that:

- (a) the character or appearance of the development itself is a fundamental planning consideration;
 - (b) a judgement is required on visual impact;
- and**
- (c) the setting and surroundings are fundamental to the determination or to the conditions being considered.

Ref. 13 & 14
MUCH BIRCH
SE2002/3800/F
AND
SE2002/3809/L

SE2002/3800/F - Renovation of traditional buildings/barns to form 3 units of residential accommodation land and buildings; and

SE2002/3809/L – Renovation of listed buildings/barns to residential uses (3 units) at:

PENNY PITT FARM, MUCH BIRCH, HEREFORDSHIRE, HR2 8HZ

For: Mr & Mrs S.B. Goodwin per TCP Ltd, PO Box 69, Ross-on-Wye, Herefordshire, HR9 7WG

The receipt of 2 letters of objection and 1 letter in support of the application was reported.

In accordance with the criteria for public speaking, Mr O Kendrick, the agent acting on behalf of the applicant spoke in favour of the application.

RESOLVED: That

In respect of SE2002/3800/F

subject to the submission of acceptable amended drawings the officers named 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 C02 (Approval of details)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

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 H01 (Single access - not footway)

Reason: In the interests of highway safety.

7 H03 (Visibility splays)

Reason: In the interests of highway safety.

8 H05 (Access gates)

Reason: In the interests of highway safety.

9 H06 (Vehicular access construction)

Reason: In the interests of highway safety.

10 H10 (Parking - single house)

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

11 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.

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 H27 (Parking for site operatives)

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

Informative Notes

1 HN01 - Mud on highway

2 HN04 - Private apparatus within highway

3 HN05 - Works within the highway

In respect of SE2002/3800/F

That subject to the submission of acceptable amended drawings the officers named in the Scheme of Delegation to officers be authorised to issue listed building consent subject to the following conditions and any additional conditions considered necessary by officers:

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.

2 C02 (Approval of details)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

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.

Ref. 15
**WESTON-UNDER-
PENYARD**
SE2003/0689/F

Residential development, including new access roads, for 19 dwellings at:

LAND ADJOINING UPPER WESTON, WESTON-UNDER-PENYARD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7NY

For: Craig Thorpe Limited per Evans Jones Housing, 6 St George's Terrace, St James Square, Cheltenham, Gloucestershire, GL50 3PR

The receipt of 3 letters of objection was reported. The Principal Planning Officer said that a letter had been received from the applicant stating that a sewer would be requisitioned for foul drainage. Storm water would be dealt with through improved mains with balancing storage tanks on the site to deal with adverse weather conditions.

In accordance with the criteria for public speaking Mrs Rees and General Sir Thomas Pearson spoke against the application.

Councillor Mrs EM Saunders, the local Ward Member had concerns about highway safety issues and potential flooding problems and said that the officers needed to be satisfied about the arrangements proposed for dealing with surface water drainage. She was also concerned about the fact that 5-bedroomed houses were proposed on plots 17 and 19 which would over-look the existing adjoining properties.

The Southern Divisional Planning Officer said that the points of concern which had been raised were being investigated by officers and that matters relating to foul and surface water drainage had nearly been resolved. Agreement could be reached with the applicant about situating bungalows on plots 17 and 19, thereby overcoming the concerns of residents of the existing adjoining properties and also the local Ward Member. He said that if the officers failed to reach agreement on all the points raised then the matter could be referred back to the Sub-Committee.

RESOLVED: That Subject to being satisfied regarding revised drawings of layout, drainage and design, including bungalows on plots 17 and 19 and any other conditions considered appropriate.

- 1) The County Secretary and Solicitor be authorised to vary the planning obligation already drafted under Section 106 of the Town and Country Planning Act 1990 to ensure that the benefits of low cost affordable housing will be enjoyed in perpetuity by initial owner occupiers and contribute to meeting local housing requirements and any additional matters and terms as she considers appropriate.**

- 2) Upon completion of the aforementioned planning obligation that the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission 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 D01 (Site investigation - archaeology)
Reason: To ensure the archaeological interest of the site is recorded.
 - 7 E16 (Removal of permitted development rights)
Reason: To ensure that these units remain low-cost and affordable.
 - 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 The development shall not be brought into use until the highway works in the form shown on drawing number 10092/02, titled Proposed Housing Layout, Land adjoining Upper Weston, Weston under Penyard, Herefordshire and dated February 2003 has been certified as being complete by the Local Planning Authority in consultation with the Highways Agency.

Reason: To enable the A40 Trunk Road to continue to be an effective part of the national system of routes for through traffic, in accordance with Section 10(2) of the Highways Act 1980 and to protect the interest of road safety on the Trunk Road.

- 11 H06 (Vehicular access construction)

Reason: In the interests of highway safety.

- 12 H09 (Driveway gradient)

Reason: In the interests of highway safety.

- 13 H11 (Parking - estate development (more than one house))

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

- 14 Development shall not begin until details of the access and parking area for construction traffic and site operatives have been submitted to and approved in writing by the local planning authority and the access and parking area have been provided in accordance with the approved details. This provision shall be retained and kept available during construction of the development.

Reason: In the interests of highway safety.

- 15 H21 (Wheel washing)

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