

**APPENDIX**

Ref. 1  
**BRIDSTOW**  
SE2003/1474

Retention of fruit clamp. Land at:

**UPPER MORASTON, BRIDSTOW, ROSS-ON-WYE,  
HEREFORDSHIRE**

For: **Mr. P. Symonds per Mr. B.S. Hapgood, 96 Monnow  
Street, Monmouth NP25 3EQ**

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

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

- 1 Within 3 months of the date of this permission the concrete walls of the clamp shall be reduced in height as shown on the approved plans (drawing number 1566-01).**

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

- 2 No plant, machinery or material other than agricultural produce, excluding silage, slurry or sewerage sludge, shall be deposited or stored in the fruit clamp hereby granted.**

**Reason: To protect the appearance of the locality and the residential amenities of neighbouring properties**

- 3 All planting, seeding or earth bunding comprised in the approved details of landscaping (site block plan) shall be carried out in the first planting and seeding seasons following the date of this permission, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5 year defects period. Notwithstanding the details on the site block plan the approved hedging shall be planted in a staggered double row.**

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

- 4 There shall be no floodlighting of the fruit clamp hereby granted.**

**Reason: To protect the appearance of the locality and the residential amenities of neighbouring properties**

Ref. 2  
**ROSS-ON-WYE**  
SE2003/1270/F

Erection of detached dwelling. land adjacent to:

**LODOROC HOUSE, WALFORD ROAD, ROSS-ON-WYE,  
HEREFORDSHIRE, HR9 5PQ**

For: **Mr. L.D.R. Cook per Bruton Knowles, Bisley House,  
Green Farm Business Park, Bristol Road, Gloucester  
GL2 4LY**

The receipt of a revised site plan including satisfactory parking and turning areas was reported.

In accordance with the criteria for public speaking, Mr. L.D.R. Cook, the applicant spoke in favour of 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 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 G01 (Details of boundary treatments)**

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

**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.**

- 7 The dwelling hereby granted shall not exceed the height of 'Ashcote'.**

**Reason: To define the permission in order to protect the character and appearance of the Conservation Area.**

- 8 H03 (Visibility splays)**

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

- 9 H05 (Access gates)**

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

- 10 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.**

- 11 Foul water and surface water discharges must be drained separately from the site.**

**Reason: To protect the integrity of the public sewerage system.**

- 12 No surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system.**

**Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.**

- 13 No land drainage run-off will be permitted, either directly or in-directly, to discharge into the public sewerage system.**

**Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.**

#### **INFORMATIVE NOTES**

- 1 N03 - Adjoining property rights**

- 2 HN01 - Mud on highway**

- 3 **HN04 - Private apparatus within highway**
- 4 **HN05 - Works within the highway**
- 5 **If a connection is required to the public sewerage system, the developer is advised to contact the Dwr Cymru Welsh Water's Network Development Consultants on Tel: 01443 331155.**

Ref. 3  
**WHITCHURCH**  
SE2003/1565/F

Removal of condition 4 ('there shall be one surgery at the premises') of planning permission SE2001/0079/F at:

**STONE LODGE DENTAL SURGERY, WHITCHURCH, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6DD**

For: **Ms S.R. Williams, Stone Lodge, Whitchurch, Ross-on-Wye, HR9 6DD**

It was reported that the Cabinet Member (Highways and Transportation) had authorised the imposition of 30 mph speed limit on the road adjoining the application.

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

- 1 **There shall only be two dental treatment rooms as indicated on the approved plan.**

**Reason: To prevent further intensification of the building and the associated on road parking in the interests of residential amenity and highway safety.**

- 2 **The existing car park area to the front of Stone Lodge shall be retained for car parking and not used for any other use.**

**Reason: To retain a level of off-road parking in the interests of highway safety.**

Ref. 4  
**ROSS-ON-WYE**  
SE2003/0904/O

Site for residential developmentat:

**FACTORY PREMISES, BRAMPTON ROAD, ROSS-ON-WYE, HEREFORDSHIRE.**

For: **Paul Smith Associates, Chase View House, Merrivale Road, Ross-on-Wye, Herefordshire, HR9 5JX**

The receipt of four letters of objection, an amended application for outline permission only and the observations of the Head of Engineering and Transportation were reported.

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

**RESOLVED: That 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 H03 (Visibility splays)**

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

**6 H06 (Vehicular access construction)**

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

**7 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.**

**8 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. 5  
**SYMONDS YAT**  
SE2003/1267/F

Use of residential annexe as a dwelling at:

**JUANA LODGE, SYMONDS YAT, ROSS-ON-WYE,  
HEREFORDSHIRE, HR9 6BJ**

For: **Mrs. A. Snow per Paul Smith Associates, Chase View  
House, Merrivale Road, Ross-on-Wye, Herefordshire,  
HR9 5JX**

The receipt of a new Certificate of Ownership, and a letter from the Environment Agency raising no objection to the application subject to a condition preventing any further development on the site, was reported.

**RESOLVED: Subject to the expiry of the Certificate of Ownership notice period, officers named in the Scheme of Delegation to Officer be authorised to issue planning permission, subject to the following conditions and any further conditions felt to be necessary by officers:**

**1 E16 (Removal of permitted development rights)**

**Reason: To protect the visual amenities of this part of the Wye Valley Area of Outstanding Natural Beauty and the amenities of neighbours.**

**2 Before this permission is implemented a 1.8 metre screen fence shall be erected along the boundary to the rear of Juana and the side of Juana Lodge in accordance with details which have been submitted to and approved in writing by the local planning authority.**

**Reason: To protect the amenities of the occupiers of Juana.**

**3 Prior to the occupation of Juana and at all times thereafter the bathroom window which faces Juana Lodge shall be glazed with obscure glass only (and shall be non opening).  
Reason: In order to protect the residential amenity of adjacent properties.**

**4 H10 (Parking - single house)**

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

Ref. 6  
**BRIDSTOW**  
SE2003/1520/F

Erection of 6 no. holiday letting units, information centre and machinery store and creation of lake adjacent to and as part of existing holiday complex at:

**WYE LEA COUNTRY MANOR, BRIDSTOW, ROSS-ON-WYE, HR9 6PZ**

For: **Mr. C. Bateman per M.E. Thorne & Co., The Ridge, Buckcastle Hill, Bridstow, Ross on Wye**

Receipt of the observations of the Council's Chief Conservation Officer and recommendations from the Head of Engineering and Transportation was reported.

**RESOLVED: That subject to revised proposals regarding siting/design of the holiday units and further details of the lake being acceptable 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 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 F32 (Details of floodlighting/external lighting)**

**Reason: To safeguard local amenities.**

**6 F25 (Bunding facilities for oils/fuels/chemicals)**

**Reason: To prevent pollution of the water environment.**

**7 F18 (Scheme of foul drainage disposal)**

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

**8 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.**

**INFORMATIVE NOTES**

- 1 Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of The Agency is required for any proposed works or structures in, under, over or within 7 metres of the top of the bank of the main river (Wye).**
- 2 Under the terms of the Water Resources Act 1991, an Impounding Licence may be required from the Agency for the impounding of any watercourse, ditch or stream (e.g. by dam, weir etc.) and an Abstraction Licence may be required from the Agency for the abstraction of water from any inland water or underground strata. This is dependent on water resource availability and may not be granted.**
- 3 It is the responsibility of the applicant to ensure that the development will not affect any existing legal water interests in the area.**
- 4 There are seven licensed abstraction points found within 1 km of the NGR provided.**
- 5 Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with section 34 of the Environment Protection Act 1990.**



Ref. 7  
**SOLLER HOPE**  
SE2003/1245/F

Conversion of and alterations to a redundant traditional barn to create one residential dwelling. Barn at:

**SAPNESS FARM, SOLLERS HOPE, HEREFORDSHIRE**

For: **J. Dereham per James Spreckley MRICS FAAV, Brinsop House, Brinsop, Herefordshire, HR4 7AS**

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

The Sub-Committee discussed the application site, which was set in an attractive rural location accessed by an ancient roadway. Councillor J.W. Edwards, the Local Ward Member, had some concerns about the impact of a dwelling on the rural landscape and the fact that the ancient roadway which was well used by walkers and riders had no passing places for vehicles. He therefore suggested that there was merit in the Sub-Committee undertaking a site inspection.

**RESOLVED: That consideration of the application be deferred pending a site inspection on the grounds that a judgement is required on visual impact and the setting and surroundings are fundamental to the determination in the application.**

Ref. 8  
**EATON BISHOP**  
SW2003/1416/RM

Demolition of redundant Methodist Chapel and erection of a detached two storey dwelling at:

**OLD METHODIST CHAPEL, EATON BISHOP, HEREFORD, HEREFORDSHIRE, HR2 9QD**

For: **Mr. A. Clarke per Mr. G. Bacon, Brownings Acre, Whitehouse Lane, Alfrick, Worcester, WR6 5HE**

It was reported that the Eaton Bishop Parish Council had submitted its observations raising concerns about the application but that these had not been received. It was reported that the Head of Environmental Health and Trading Standards had no objection to the application.

The receipt of drainage connection details from the applicant was reported.

The Sub-Committee discussed details about the application and had some concerns about the size of the proposed property, the limited space around the boundaries and the impact that this could have on the neighbouring property. The Sub-Committee asked for further negotiations with the applicant to address these points.

In accordance with the criteria for public speaking, Mr. Faulkner of

Eaton Bishop Parish Council spoke against the application, Mr Morris spoke against the application and Mr. Clarke, the applicant, spoke in favour of the application.

**RESOLVED: That consideration of the application be deferred pending further negotiations between the Officers and the applicant.**

Ref. 9  
**ROSS-ON-WYE**  
SE2003/1638/F

Two storey extension to rear and garage to side at:

**LEA CROFT, ARCHENFIELD ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5BB**

For: **Mr. & Mrs. B. Thompson per Mr. K. Cooper, Fork House, The Lonk, Joyford, Gloucester, GL16 7AJ**

The receipt of observations of the Ross-on-Wye Town Council and the Head of Engineering and Transportation was reported.

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

The Sub-Committee discussed details of the application and had some concerns about the impact of proposed extension on the light to the adjoining property.

**RESOLVED: That consideration of the application be deferred pending a site inspection on the grounds that a judgement is required on visual impact.**

Ref. 10  
**BREDWARDINE**  
SW2003/1361/F

DCSW2003/1361/F - Proposed change of use of agricultural buildings to domestic use, at:

**UPPER FARM HOUSE, BREDWARDINE, HEREFORD**

For: **J. Whittal per Mr. E. Price, Moorcourt, Lyonshall, Kington, Herefordshire, HR5 3JZ**

The Chairman reported the receipt of letters from the applicant. The receipt of the observations of the Head of Engineering and Transportation was reported.

In accordance with the criteria for public speaking, Mr. and Mrs. Whittal, the applicants, spoke in favour of the application.

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

- 1. The proposed new dwelling does not constitute a bona**

vide conversion scheme as established by local and national planning policies and therefore it is contrary to the provisions of Policies C.1, C.36, C.37, SH.11, SH.24 contained in the South Herefordshire District Local Plan and Hereford and Worcester County Structure Plan Policies H.20, CTC.13 and CTC.14 and, as augmented by planning advice contained in the Council's Supplementary Planning Guidance and in PPG.7 and in addition the development would detract from the setting of the listed barn and therefore Policies CTC.13 contained in the Hereford and Worcester County Structure Plan and Policy C.29 contained in the South Herefordshire District Local Plan.

Ref. 11  
**ROSS-ON-WYE**  
SE2003/0909/F

Conversion to a private dwelling at:

**ICE HOUSE, WILTON ROAD, ROSS-ON-WYE, HEREFORDSHIRE**

For: **Mr. C. Hughes & Mr. G. Downes per Geoff Jones, Architect, 53 Broad Street, Ross-on-Wye, Herefordshire, HR9 7DY**

The receipt of the observations of Ross-on-Wye Town Council and the Ross-on-Wye Civic Society was reported.

**RESOLVED:** That subject to the submission of acceptable revised proposals regarding design and external appearance 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 B01 (Samples of external materials)**

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

**3 C02 (Approval of details)**

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

**4 E18 (No new windows in specified elevation)**

**Reason:** In order to protect the residential amenity of

**adjacent properties and to protect the character of the building.**

Ref. 12  
**HEREFORD**  
SW2003/0984/F

Conversion of underground redundant reservoir into holiday bungalow at:

**THE GREEN FARM, CLIFFORD, HEREFORD, HR3 5HA**

For: **D.H. Morgan, The Green Farm, Clifford, Hereford, HR3 5HA**

In accordance with the criteria for public speaking, Mr Lindsey spoke against the application and Mr. Morgan, the applicant, spoke in favour.

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

- 1. The proposed conversion of the building would not retain the building's essential character and features and therefore would be contrary to the provisions of Policies C.36, GD.1, TM.1, TM.5 and ED.8, contained in the South Herefordshire District Local Plan and as augmented by the Council's Supplementary Planning Guidance on the 'Re-use and Adaptation of Traditional Rural Buildings' and would, given its prominence in the landscape, detract from the amenities of this part of the Area of Great Landscape Value and would therefore also be contrary to the provisions of Policy C.8.**

Ref. 13  
**MADLEY**  
SW2003/1369/F

Erection of small wind turbine for generating electricity 2.5kw 8m. High mast, self-supporting at:

**1 BOYCE COTTAGES, SHENMORE, MADLEY, HEREFORDSHIRE HR2 9NY**

For: **Mr. C.C. Dennison, 1 Boyce Cottages, Shenmore, Madley, Herefordshire, HR2 9NY**

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

The Sub-Committee considered details of the application and had reservations about the visual impact on the adjoining property and the visual impact on the landscape.

**RESOLVED: That:**

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

**the amenity of the neighbouring property and the adverse affect on the landscape (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.**

**(Note**

Under the Council's referral procedure, the Southern Divisional Planning Officer decided not to refer the application to the Head of Planning Services.)