

## REPORT OF THE PLANNING COMMITTEE

### Meeting Held on 2nd March, 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.

#### **PLANNING APPLICATION DCCW2006/3705/F - NEW DETACHED HOUSE WITH GARAGE AND VEHICULAR ACCESS AT WEIR VIEW, BREINTON, HEREFORD**

1. The application for a detached house and garage on land outside the settlement at Breinton was referred to the Committee because the Central Area Planning Sub-Committee was mindful to approve it contrary to recommendation and the Council's policies. The Committee considered the crucial planning policy issues involved and the recommendations for refusal put forward by the officers. The Committee was of the view that a policy intended to restrict new residential development outside an existing settlement was not appropriate to Breinton Common, which had previously been identified as a small settlement in the former South Herefordshire District Local Plan. Having considered all the facts relating to the application and the advice given by officers, it was felt that the proposal constituted an acceptable form of infill development and that it would not have a detrimental impact on the nature and character of the village. It was decided that because of the particular circumstances and location involved, an exception could be made to the Council's planning policies and the application approved.

#### **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 – 5
- Applications refused as recommended - 1
- Applications minded to approve or refuse contrary to recommendation – 6 (not referred to the Head of Planning Services)
- Applications deferred for further information or negotiations - 2
- Site inspections – 1
- Number of public speakers – 5 (1 parish councils, 0 objectors, 4 supporters)
- Appeals – 4 have been received and 6 determined (1 upheld and 2 dismissed)

### **(b) Central Area Planning Sub-Committee**

- Applications approved as recommended – 11
- Applications deferred for further information or negotiations - 1
- Applications minded to approve or refuse contrary to recommendation – 1 (not referred to the Head of Planning Services)
- Site inspections – 2
- Number of public speakers – 13 (2 parish councils, 4 objectors, 7 supporters)
- Appeals – 3 appeals have been received and 8 determined (4 dismissed, 3 upheld and 1 withdrawn)

### **(c) Southern Area Planning Sub-Committee**

- Applications approved as recommended – 7
- Applications refused as recommended – 3
- Applications deferred - 1
- Applications minded to approve or refuse contrary to recommendation – 4 (1 referred to the Head of Planning Services and to the Planning Committee)
- Site visits – 0
- Number of public speakers – 12 (1 Parish Council, 8 supporters, 3 objectors)
- Appeals – 7 appeals have been received and 18 determined (4 upheld, 12 dismissed and 2 withdrawn)

## **PROPOSED REVISED PLANNING ENFORCEMENT POLICY**

3. The Committee has considered proposals to update the Council's Planning Enforcement Policy which was introduced in 2003. Since then there had been changes in the policy background to planning enforcement, a major one being the replacement of the former local and structure plans by the Unitary Development Plan . There had also been some adjustments to enforcement practice, including the introduction of six-monthly reports to the Committee about activity within the Enforcement Section. It was agreed that the Cabinet Member (Environment) be requested to accept the revised Planning Enforcement Policy.

## **STATEMENT OF COMMUNITY INVOLVEMENT**

4. The Planning Inspector's Report has recently been received about the Council's Statement of Community Involvement (SCI). The SCI is required as part of the new planning system and sets out how the Council will consult on planning matters and fulfil the requirements of that system. The Inspector has found the SCI to be

sound, subject to twelve recommendations being implemented. Unlike the previous system where the Council had flexibility about adopting the Inspector's recommendations, under the new system the recommendations are binding and the Council is required to publish the Inspector's report. The Cabinet Member (Environment) has been requested to receive the Inspector's Report and to submit the revised SCI to Cabinet for adoption as the Council's policy in respect of consultation on planning matters, in line with the Town and Country Planning (Local Development)(England) Regulations 2004.

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

#### **BACKGROUND PAPERS**

- Agenda for the meeting of the Planning Committee held on 2nd March, 2007.