

REPORT OF THE PLANNING COMMITTEE

Meeting Held on 20th April, 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 referred to the Committee by the Head of Planning Services because the Southern Area Planning Sub-Committee was mindful to approve them, contrary to officer recommendations and Council Policy.
 - (a) DCSW2007/0104/F - replacement dwelling, The View, Little Birch, Herefordshire – approved;
 - (b) DCSE2006/3302/F - removal of Condition 6 of permission NE2000/2725/F so that the property can be used to accommodate an agricultural worker at The Hyde, Woolhope, Herefordshire – approved subject to the applicants entering into a planning obligation tying the property to the farm complex.

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 – 2
- Applications refused as recommended - 0
- Applications minded to approve or refuse contrary to recommendation – 2 (not referred to the Head of Planning Services)
- Applications deferred for further information or negotiations - 0
- Site inspections – 1
- Number of public speakers – 3 supporters
- Appeals – 11 have been received and 12 determined (6 upheld and 6 dismissed)

(b) Central Area Planning Sub-Committee

- Applications approved as recommended – 11
- Applications deferred for further information or negotiations - 0
- Applications minded to approve or refuse contrary to recommendation – 7 (not referred to the Head of Planning Services)
- Site inspections – 9
- Number of public speakers – 28 (2 parish councils, 14 objectors, 12 supporters)
- Appeals – 4 appeals have been received and 6 determined (3 dismissed and 3 upheld)

(c) Southern Area Planning Sub-Committee

- Applications approved as recommended – 7
- Applications refused as recommended – 1
- Applications deferred - 0
- Applications minded to approve or refuse contrary to recommendation – (1 referred to the Head of Planning Services and to the Planning Committee)
- Site visits – 0
- Number of public speakers – 6 (1 Parish Council, 5 supporters)
- Appeals – 4 appeals have been received and 16 determined (4 upheld and dismissed)

EDGAR STREET GRID SUPPLEMENTARY PLANNING DOCUMENT

3. The Committee has considered the draft Edgar Street Grid Design Framework Supplementary Planning Document (SPD). This document is included within the Council's Local Development Scheme and needs to be produced in line with the regulations of the new Planning Act. The SPD provides a framework for the future development of land comprising approximately 43 hectares to the north of the city centre. The area includes a number of significant uses including the Livestock Market, Hereford United Football Club, the railway station and a number of buildings of architectural and historic importance such as the Blackfriars Friary. The area also accommodates a wide range of industrial, commercial and residential uses. The SPD approaches the issue in a positive and enabling manner by providing a design concept early in the process to help with a more detailed master plan and guide landowners, developers and the community on the form that development proposals should take. It will:-
 - address and supplement with additional information the policies contained within the UDP;

- provide greater certainty for the market on what is expected from future schemes; and
 - ensure delivery of a comprehensive, coordinated and sustainable development for the Grid area.
4. The draft SPD provides information on the historical and planning context of the Grid area as well as identifying key design challenges which will need to be addressed within new development opportunities. These challenges include the need to :
- ensure full integration between Grid developments and the existing city centre through successfully addressing the ‘barrier’ effect of Newmarket St./Blueschool St., as well as connecting to other key facilities eg the railway station and the Courtyard Theatre;
 - address significant issues of traffic congestion and air quality, particularly to the south of the Grid area where an Air Quality Management Area has been defined;
 - provide new development opportunities which can be integrated within the historical setting of listed buildings and other key features of the Grid area as well as archaeology issues; and
 - address the fact that the Grid is subject to multiple ownerships which creates significant land assembly challenges.
5. The Committee decided that subject to minor amendments that may result from the internal consultation, the Cabinet Member (Environment) be recommended to approve the draft Edgar Street Grid Design Framework SPD for consultation purposes in line with the Town & Country Planning (Local Development)(England) Regulations 2004.

DEVELOPMENT CONTROL ANNUAL REPORT 2006 - 2007

6. The Committee has received a report on the excellent performance by the Development Control Team during the past year. It was noted that the Leader of the Council had recently received a letter from the Parliamentary Under Secretary of State for Communities and Local Government congratulating the Council on its achievements against best value performance indicator BV109. The letter describes the performance of the Council in the twelve months to December 2006 as “an excellent achievement” and continues, “Please accept my congratulations on the hard work of members and officers involved in your success to date” Further details about the information contained within the report will be included in the forthcoming edition of the Planning Chairman’s Newsletter.

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

BACKGROUND PAPERS

- Agenda for the meeting of the Planning Committee held on 20th April, 2007.