

REPORT OF THE PLANNING COMMITTEE

Meeting Held on 13th July, 2007

Membership:

Councillors: TW Hunt (Chairman), RV Stockton (Vice-Chairman), ACR Chappell, PGH Cutter, Mrs H Davies, GFM Dawe, DW Greenow, JW Hope, B Hunt, G Lucas, RI Matthews, R Mills, Mrs PM Morgan, Mrs JE Pemberton, AP Taylor, DC Taylor, WJ Walling, PJ Watts and JD Woodward.

REFERRED PLANNING APPLICATIONS

1. The following Planning Applications were determined by the Committee because (i) they relate to the Council's own development or to the development of land owned by the Council; (ii) they are 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 are applications by Members or their relatives.
 - (a) DCNC2006/3364/F - proposed temporary mobile health facilities (temporary for seven years) at Broad Street Car Park, Leominster – refused and applicants asked to look at alternative sites;
 - (b) DCNC2007/0586/O - site for dwelling for a rural enterprise at The Old Blacksmith's Shop, Docklow, Leominster – approved contrary to recommendation with conditions tying it to the enterprise;
 - (c) DCNC2007/0667/O - site for the erection of an additional building for provision of care to the elderly mentally infirm at Pencombe Hall, Pencombe, Bromyard – deferred for a site inspection;
 - (d) DCNW2007/1271/F - proposed replacement dwelling including garage at Southview, Winforton, Hereford - approved as recommended;
 - (e) DCNE2006/3998/F - reconfiguration of existing dwelling into 3 units and associated works to include a new vehicular access at Stanley Hill Court, Bosbury, Ledbury – delegated to Officers to determine at the expiry of the consultation period, subject to no material planning considerations being raised;
 - (f) DCSE2007/0852/F - change of use of farm building to B1 use with treatment plant and ancillary works at Everstone Farm, Peterstow – refused contrary to recommendation.
 - (g) DCSE2007/0995/F - proposed 4 no. four bedroom detached dwellings, Long Orchard, The Lea - approved as recommended; and
 - (h) DCSE2007/1018/F - conversion of leisure buildings to a retirement dwelling with garaging and annex and with new accesses to the highway, Wye Lea Country Manor, Bridstow, Ross-On-Wye - approved contrary to recommendation.

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 – 9
- applications refused as recommended – 0
- applications refused contrary to recommendation but not referred to Planning committee – 4
- applications minded to approve contrary to recommendation and referred to Planning Committee – 2
- applications deferred for further information - 5
- number of public speakers – 8 Parish Council; 9 objectors and 13 supporters
- appeals - 11 appeals received, 3 dismissed and 1 upheld

(b) Central Area Planning Sub-Committee

- applications approved as recommended - 9
- applications refused as recommended - 3
- applications deferred for site inspection - 5
- applications deferred for further consultation - 1
- number of public speakers - 10 (parish - 1, objectors – 5, supporters - 4)
- appeals - 10 appeals received and 3 dismissed.

(c) Southern Area Planning Sub-Committee

- applications approved as recommended - 19
- applications refused as recommended - 0
- applications minded to approve 1 (referred to Planning Committee)
- applications minded to refuse 10 (2 referred to Planning Committee)
- number of public speakers – 4 Parish Council; 10 objectors and 13 supporters
- appeals - 6 appeals received, 4 dismissed, 4 upheld and 1 withdrawn.

CONSERVATION AREA APPRAISALS FOR BOSBURY, CRADLEY, MUCH MARCLE , ORLETON AND SUTTON

3. In April 2006 the Committee recommended the consultation arrangements regarding a programme for the preparation of appraisals and management proposals for sixteen Conservation Areas in Herefordshire. . The results of the consultation process have helped to formulate the management proposals which form part of the next stage of work in relation to the particular Conservation Areas. The Appraisals which have been approved for consultation so far are Hampton Park, Almeley, Weobley, Ross On Wye, Mordiford, Dillwyn and Aylestone Hill.

4. It was agreed that the Cabinet Member (Environment) should be requested to accept the appraisals for Bosbury, Cradley, Much Marcle , Orleton And Sutton 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 Strategic Housing) and the Ward Councillors of the Conservation Areas.

PLANNING WHITE PAPER AND ASSOCIATED DOCUMENTS

5. The publication of the Planning White Paper sets out the Government's proposals for the future of the Planning system. The main elements of the White Paper relate to Planning Performance Agreements, Planning Fees in England, changes to permitted development and improving the appeal process. There is a batch of Consultation documents about these elements and the Officers have put forward a number of suggestions about the response that should be made to the Government.
6. Central to the various consultation documents are the following future issues:-
 - the challenge of climate change;
 - supporting sustainable economic development;
 - increasing the supply of housing;
 - protecting and enhancing the environment and natural resources;
 - improving local and national infrastructure; and
 - maintaining security of energy supply
7. The papers identify the recent improvements that have been introduced into the planning system which include the introduction of Local Development Frameworks, improvement in development control performance and the establishment of specialist agencies. The documents indicate in particular that
 - national policy is not sufficiently clear and responsive;
 - the planning system is too bureaucratic, takes too long and is unpredictable;
 - individuals and communities find it difficult to be heard;
 - planning systems are confusing and unclear; and
 - decisions are not always taken at the right level
8. The Committee has noted the summaries of the various consultation papers and endorsed the proposed responses. It was agreed that the officers submit further responses to the Department of Communities and Local Government on operational questions and issues raised in the various papers, in consultation with the Cabinet Member (Environment and Strategic Housing).

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

BACKGROUND PAPERS

- Agenda for the meeting of the Planning Committee held on 13th July, 2007.