

APPENDIX

SITE VISIT A
SOLLERS 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

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 The material to be used externally on the roof shall be natural Welsh slate unless otherwise first agreed in writing by the local planning authority.

Reason: To protect the visual appearance and character of the original building.

4 Before any work commences on site full details of the extent of rebuilding/repair work to be undertaken on the walls of the barn building and the materials to be used shall first be submitted to and be subject to the prior written approval of the local planning authority.

Reason: To define the terms to which this planning permission relates and to protect the visual appearance and character of the original building.

5 Before any work commences on site detailed drawings (including materials and finishes) of all new external doors, windows, screens, rooflights, flues and vents shall first be submitted to and be subject to the prior written approval of the local planning authority.

Reason: To protect the visual appearance and character of the original building.

6 E16 (Removal of permitted development rights)

Reason: To ensure the character of the original conversion scheme is maintained..

- 7 Before any work commences on site a drawing showing the position of the existing vents on the right hand side on the south elevation of the barn building and also details of any ramp/stairs proposed to serve the doors in the wagonway screen on the same elevation shall first be submitted to and be subject to the prior written approval of the local planning authority.**

Reason: To protect the visual appearance and character of the original building.

- 8 G04 (Landscaping scheme (general))**

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

- 9 G05 (Implementation of landscaping scheme (general))**

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

- 10 F18 (Scheme of foul drainage disposal)**

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

- 11 H01 (Single access - not footway)**

Reason: In the interests of highway safety.

- 12 H03 (Visibility splays)**

Reason: In the interests of highway safety.

- 13 H05 (Access gates)**

Reason: In the interests of highway safety.

- 14 H06 (Vehicular access construction)**

Reason: In the interests of highway safety.

- 15 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.

- 16 The whole of the works relating to means of access, including drainage, shall be completed before the development is brought into use.**

Reason: In the interests of highway safety.

INFORMATIVE NOTES

- 1 Full details of all surface and boundary treatments (proposed, retained and removed) shall be included in the landscaping details required by Condition No. 8 unless otherwise specified.**
- 2 HN04 - Private apparatus within highway**
- 3 HN05 - Works within the highway**
- 4 The Environment Agency advise:**

The porosity test results suggest that a suitable means of effluent disposal would be a septic tank/soakaway system. The applicant is reminded that the septic tank and soakaway system should meet the following requirements:

- (i) a site survey should be carried out to establish the location of any watercourse, ditch or land drainage system on the site,**
- (ii) the foul drainage system, particularly the foul soakaway, should be sited at least 10 metres from any watercourse, ditch or land drainage system to minimise pollution risk,**
- (iii) the foul drainage system, including the foul soakaway, should be situated so as not to cause pollution of any well, borehole, spring or groundwater used for potable water supply. A minimum separation of 100m should be kept from any source of potable water supply.**

The application should ensure that the land proposed for the soakaway has adequate permeability in accordance with BS 6297 : 1983.

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.

- 5 N11 – Wildlife and Countryside Act 1981**

The applicant's attention is drawn to the requirements of the Wildlife and Countryside Act 1981 (as amended) with regard to bats. It is advised that an inspection of roof spaces and any other voids is carried out prior to the commencement of development. If bats are discovered during the inspection or subsequently during the conversion work, the work must cease immediately and English Nature be informed. English Nature can be contacted at: Herefordshire and Worcestershire Team, Bronsil House, Eastnor, Ledbury, Herefordshire HR8 1EP or telephone number 01531 638500.

SITE VISIT B
ROSS-ON-WYE
SE2003/1638/F

Two storey extension to rear and garage to side.

**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**

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 A08 (Development in accordance with approved plans and materials)

Reason: To ensure adherence to the approved plans and to protect the general character and amenities of the area.

INFORMATIVE NOTES

1 N03 – Adjoining property rights

2 N14 – Party Wall Act 1996

DEFERRED
APPLICATION C
EATON BISHOP
SW2003/1416/RM

Demolition of redundant methodist chapel and erection of a detached two storey dwelling.

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**

The receipt of further letters of objection from the Parish Council and from a neighbour 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. 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. The foul drainage shall be taken from the site to a private sewage plant in accordance with the details submitted, prior to first occupation of the dwelling.

Reason: In order to define the terms to which the application relates

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no windows/dormer windows shall be constructed in the north and south elevations at the first floor level and above at the property.

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

Ref. 1
CLEHONGER
SW2003/0761/F

Ground floor extension, various alterations.

SHARK HOUSE BARN, CLEHONGER, HEREFORD, HR2 9TE

For: **Mr & Mrs Flemming per Mr C Goldsworthy,
85 St Owens Street, Hereford, HR1 2JW**

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

1. **The proposed extension would detract from the original character of this traditional rural building and therefore the proposal is contrary to the provisions of Policies C.36, C.37 and GD.1 of the South Herefordshire District Local Plan, together with Supplementary Planning Guidance for the conversion of rural buildings.**

Ref. 2
ORCOP
SW2003/1477/F

PORTAL FRAMED BUILDING TO HOUSE LIVESTOCK

BROOKLANDS FARM, ORCOP, HEREFORD, HR2 8ET

For: **Mr A Havard per Collins Engineering Limited.
Unit 5, Westwood Industrial Estate, Pontrilas, Hereford, HR2 0EL**

The Principal Planning Officer recommended that arising on concerns expressed by a neighbour that a note be attached to any approval granted to control the potential discharge of any material onto the adjoining class 3 road.

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. **Surface water drainage from the proposal site shall be constructed such that it drains down existing channels/gulleys alongside the driveway to Brooklands Farm and does not contain solid material.**

Reason: In order to ensure that satisfactory drainage

arrangements are provided and to control the discharge of any material on to the Class III road.

Ref. 3
LEA
SE2003/1785/F

Roof existing walls, erect conservatory & add a dormer and door to first floor with decking to raised garden at

BRONTE COTTAGE, LEA, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7JZ

For: **Mr P.M. Besant, Bronte Cottage, Lea, Ross-on-Wye, Herefordshire, HR9 7JZ**

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. B01 – Samples of external materials

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

Ref. 4
WESTON-UNDER-PENYARD
SE2003/1777/F

Erection of 4 residential dwellings, detached garages and associated access. land adjoining

HUNSDON MANOR HOTEL, WESTON-UNDER-PENYARD, ROSS-ON-WYE.

For: **Mr B & T Morris per RPS Group Plc, Harbourside House, 4-5 The Grove, Bristol, BS1 4QZ**

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

It was noted that the agent was investigating the matter of connecting to the foul drainage to fulfil the requirements of the Environment Agency. The agent said that she would seek the approval of the officers and fully comply with any requirements of the planning permission in this respect.

RESOLVED: That subject to the Environment Agency withdrawing its objection to the foul drainage arrangements the officers named in the Scheme of Delegation to Officers be authorised to approve the application subject to the following conditions and any further 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 G05 (Implementation of landscaping scheme (general))

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

4 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.

5 F20 (Scheme of surface water drainage)

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

6 F44 (Investigation of contaminated land)

Reason: To ensure that potential contamination of the site is satisfactorily assessed.

7 F45 (Contents of scheme to deal with contaminated land)

Reason: To ensure that potential contamination is removed or contained to the satisfaction of the local planning authority.

8 F46 (Implementation of measures to deal with contaminated land)

Reason: To ensure contamination of the site is removed or contained.

9 H06 (Vehicular access construction)

Reason: In the interests of highway safety.

10 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.

11 H27 (Parking for site operatives)

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

Ref. 5
MADLEY
SW2003/1450/F

Construction of stables and new site access, field at

SWINMOOR FARM, MADLEY, HEREFORDSHIRE

For: **Mr D Gurney, 17 The Hollies, Clehonger, Hereford, HR2 9SP**

Councillor DC Taylor, the local ward member requested that a condition be imposed on any planning permission to prevent windows being installed in the rear of the stable block because they would overlook the neighbouring property.

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. E27 (Personal condition)

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

5. E11 (Private use of stables only)

Reason: In order to safeguard the residential amenity of the area.

6. F30 (Restriction on storage of organic wastes)

Reason: To safeguard residential amenity.

7. **There should be no openings in the rear or NW elevation of the stables.**

Ref. 6
GARWAY
SW2002/3506/F

Extensions and alterations to provide loft conversion with dormer windows, garden store, entrance porch and oak framed carport and change of use of piece of land from agricultural to domestic use.

THE OAKS, GARWAY, HEREFORDSHIRE, HR2 8RQ

For: **Mr A Phillips, The Oaks, Garway, Hereford**

Councillor GW Davis, the local ward member expressed his concern about applications for retrospective planning permission and urged applicants to ensure that complied with the Council's development control statutory requirements and regulations before commencing development.

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.

Ref. 7
PENGRAIG
SE2003/1316/F

Installation of one diesel pump and use of site as cafe and fuel filling station.

MARSTOW FILLING STATION, PENCRAIG, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6HR

For: **Blasemere Ltd, Symonds Yat Services, A40 Whitchurch, Ross-on-Wye, Herefordshire, HR9 6DP**

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 Prior to its installation details of the exact size, design and colour of the fuel pump hereby granted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so approved.

Reason: To ensure that the development is appropriate in relation to the character and appearance of the surrounding area.

NOTES TO APPLICANT

1 The Petroleum and Explosives Officer advises that no petrol shall be stored within the application site.