

## REPORT OF THE PLANNING COMMITTEE

### Meetings Held on 24th August and 28th September, 2007

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#### 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 of the Council or their relatives.
  - (a) 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 – approved contrary to recommendation;
  - (b) DCNE2007/1224/F - proposed two storey dwelling for ancillary accommodation at Black Hill, British Camp, Malvern – approved contrary to recommendation with conditions tying it to the existing dwelling;
  - (c) DCNE2007/0966/F - proposed three storey building to provide 13 apartments, with 18 parking spaces and associated cycle parking at land rear of Homend Service Station, The Homend, Ledbury – refused contrary to recommendation;
  - (d) DCNC2006/3893/F - demolition of redundant racing stables and erection of 4 no. 3 bed houses (low cost market) together with 8 parking spaces at Risbury Racing Stables, Risbury, Leominster approved contrary to recommendation with conditions that dwellings be for low cost ownership;
  - (e) DCCE2007/1209/F - residential development together with alterations to 10 Ledbury Road to provide 6 residential units at 10 Ledbury Road, Hereford – approved as recommended;
  - (f) DCCE2007/1961/F - conversion and extension of garage/preparation area to single storey dwelling and extension of take-away preparation area. formation of parking area for existing flats at 1-3 Peregrine Close, Hereford - approved as recommended.
  - (g) DCNW2007/2326/F - proposed area for the display of decorative garden products at The Oaks, Marston, Pembridge - refused as recommended;
  - (h) DCCE2007/2237/F - replacement dwelling and continued temporary use of existing outbuilding as full residential accommodation. (alternative siting of approved dwelling under CE2002/1868/F) Swiss Cottage, Whitestone, Hereford - approved contrary to recommendation with conditions tying the existing building to the new dwelling;

- (i) DCSW2007/2010/F - erection of a farm dwelling with double garage, Upper Newton Farm, Newton St. Margarets, Vowchurch - refused as recommended;
- (j) DCSW2007/2543/O - site for new dwelling in garden of Sandridge, Barrack Hill, Kingsthorpe - approved contrary to recommendation; and
- (k) DCCW2007/2160/F - installation of 2.5kw wind turbine and photovoltaic roof panels at Marden Primary School, Marden - approved as recommended;

## **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 meetings held on 25th July, 22nd August & 19th September, 2007**

- applications approved as recommended – 25
- applications refused as recommended – 0
- applications refused contrary to recommendation but not referred to Planning committee – 1
- applications minded to approve contrary to recommendation and referred to Planning Committee – 2
- applications deferred for further information - 2
- number of public speakers – 5 parish council; 7 objectors and 15 supporters
- appeals - 17 appeals received and 11 determined (9 dismissed and 2 upheld)

### **(b) Central Area Planning Sub-Committee meetings held on 1st &, 29th August, 2007**

- applications approved as recommended - 8
- applications refused as recommended - 0
- applications deferred for site inspection – 2
- applications minded to approve contrary to recommendation and referred to Planning Committee – 1
- applications minded to refuse approve contrary to recommendation and referred to Planning Committee – 2
- applications deferred for further information - 1
- number of public speakers – 3 parish council; 6 objectors and 3 supporters
- appeals - 5 appeals received and 3 determined (2 dismissed and 1 upheld).

**(c) Southern Area Planning Sub-Committee meetings held on 18th July, 15th August & 12th September, 2007**

- applications approved as recommended - 0
- applications refused as recommended - 1
- applications minded to approve 1 (referred to Planning Committee)
- applications minded to refuse 10 (2 referred to Planning Committee)
- number of public speakers – 3 Parish Council; 4 objectors and 5 supporters
- appeals - 8 appeals received and 4 determined (3 dismissed, 1 upheld).

**TARRINGTON PARISH PLAN**

3. It has been recommended to the Cabinet Member (Environment and Strategic Housing) that the planning elements of the Tarrington Parish Plan be adopted as planning guidance to the Herefordshire Unitary Development Plan and as an expression of local distinctiveness and community participation. The aim of the document is to identify measures by which the community aim to improve and enhance the quality of the built environment and to provide a mechanism to inform and influence the decisions of statutory bodies about community priorities and local needs. Key recommendations are included about transport and traffic, landscape and environment, housing, planning and heritage, youth and leisure and community services.

**EDGAR STREET GRID DESIGN FRAMEWORK SUPPLEMENTARY PLANNING DOCUMENT**

4. The Edgar Street Grid Design Framework Supplementary Planning Document (SPD) 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 aim of the SPD is to:
- establish an urban design framework for the Edgar Street Grid area in a positive and enabling manner providing a design concept early on in the process which will be used to guide landowners, developers and the community on the form development proposals should take;
  - 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.

5. The draft has been out to consultation during the past few months and from the comments received, the Committee is in favour of the document being redrafted to improve its usefulness. The exercise has emphasised the role and importance of consultation in the preparation of planning documents. It has been recommended to the Cabinet Member (Environment and Strategic Housing) that the changes to the document be approved and that the document be adopted as part of the Councils Local Development Framework.

### **CONSULTATION ON PLANNING APPLICATION REQUIREMENTS**

6. The Government has decided to introduce a National Standard Planning Application form which will be mandatory from April 2008. The new requirements also include arrangements for local planning authorities to set their own local requirements, known as Planning Application Requirements (Local) or PAR(L). Consultation arrangements involved which should include:
  - presentation of the draft PAR(L) to an Agents' Forum;
  - written consultation with City, Town and Parish Councils;
  - written consultation with normal statutory consultees on planning applications; and
  - written consultation with a selection of non-statutory consultees taken from the list in the Council's Statement of Community Involvement, to include those with County-wide interests and who comment most frequently on planning applications.
7. Consultation on the process commenced in October and will continue into November 2007 and the outcome will be reported back to Planning Committee in January 2008 to consider the final version of the PAR(L).

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

### **BACKGROUND PAPERS**

- Agenda for the meeting of the Planning Committee held on 24th August and 28th September, 2007.