

REPORT OF THE PLANNING COMMITTEE

Meetings Held on 29 February and 11 April 2008

Membership:

Councillors: TW Hunt (Chairman), RV Stockton (Vice-Chairman),
ACR Chappell, PGH Cutter, H Davies, GFM Dawe, DW Greenow,
JW Hope, B Hunt, G Lucas, RI Matthews, R Mills, PM Morgan,
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) DCNW2007/3633/F - change of use from agricultural land to 6 holiday lodges (lodge style caravans). Park Gate Farm, Lyonshall, – refused as recommended;
 - (b) DCCW2007/3403/F - proposed conversion of existing stone barn and attached ancillary building into 2 no. residential units at Woodfields Farm, Tillington Common, Tillington – approved contrary to recommendation;
 - (c) DCSW2007/3515/F - the erection of a detached farm dwelling with garage and small store, Upper Newton Farm, Vowchurch, Hereford, HR2 0QU – approved contrary to recommendation;
 - (d) DCSE2007/3931/F - installation of single storey structure for extended schools services unit. John Kyrle High School, Ledbury Road, Ross-on-Wye, - approved as recommended;
 - (e) DCSE2008/0119/O - siting of bungalow in replacement of existing residential caravan at land at Trewaugh Farm, Three Ashes, Herefordshire - approved contrary to recommendation;
 - (f) DCSW2007/3846/O - residential development, pond, parking for village hall and surgery. proposed landscaping and treatment plant. demolition of pack house, removal of static caravans, Court Farm, Much Birch – approved contrary to recommendation;
 - (g) DCCW2007/3940/F - proposed development of two buildings (4 units) for small business B1 and B8 use - light industrial at Marshall Business Centre, Westfields Trading Estate, Hereford, HR4 9NS - approved as recommended.
 - (h) DCCE2008/0220/F - erection of 6 no apartments in two storey form together with associated car parking & DCCE2008/0225/C – demolition of existing dwelling, 84 Aylestone Hill, Hereford - approved as recommended;

- (i) DCNW2008/0221/F - installation of two temporary units and removal of two units Orleton Primary School - 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 16th January, 13th February & 12th March, 2008

- applications approved as recommended – 16
- applications refused as recommended – 0
- applications refused contrary to recommendation 1 (referred to Planning committee)
- applications minded to approve contrary to recommendation 2 (1 referred to Planning Committee)
- applications deferred for further information or site visit - 2
- number of public speakers – 1 parish council; 4 objectors and 10 supporters
- appeals - 13 appeals received, 7 dismissed, 1 upheld and 4 withdrawn

(b) Central Area Planning Sub-Committee meetings held on 23rd January, 20th February & 19 March, 2008

- applications approved as recommended - 12
- applications refused as recommended - 1
- applications deferred for site inspection – 3
- applications minded to approve contrary to recommendation 1 (referred to Planning Committee)
- applications minded to refuse approve contrary to recommendation 2 (referred to Planning Committee)
- applications deferred for further information/negotiations - 1
- number of public speakers – 3 parish council; 3 objectors and 11 supporters
- appeals - 5 appeals received, 6 dismissed, 5 upheld and 2 withdrawn).

(c) Southern Area Planning Sub-Committee meetings held on 10th October, 7th November 5th December, 2007 & 9th January, 2007

- applications approved as recommended - 7
- applications refused as recommended - 0
- applications minded to approve 2 (referred to Planning Committee)
- applications minded to refuse 2 (referred to Planning Committee)
- number of public speakers – 15 objectors and 10 supporters
- appeals - 6 appeals received, 12 dismissed, 5 upheld and 2 withdrawn).

ARCHAEOLOGY AND DEVELOPMENT SUPPLEMENTARY PLANNING DOCUMENT

3. A draft Supplementary Planning Document (SPD) has been prepared for consultation purposes setting out the Council's policies and approach to managing archaeology within the planning process. The SPD is included in the Council's Local Development Scheme and has been produced in accordance with regulations introduced under the Planning and Compulsory Purchase Act 2004. It expands upon a range of archaeology policies set out in Development Plan Documents and forms an important part of the Herefordshire Unitary Development Plan. When it is adopted, it will be a material consideration in the determination of planning applications. The SPD has been commended to the Cabinet Member (Environment and Strategic Housing) for consultation purposes.

DEVELOPMENT CONTROL: ANNUAL REPORT

4. Details about the Council's Development Control performance for 2007/08 were received and the Officers were thanked for their excellent achievements.

HEREFORDSHIRE SHOP FRONT DESIGN GUIDE

5. A draft Shop Front Design Guide has been prepared for consultation with relevant parties. Prior to Herefordshire becoming a Unitary Authority, shop front guidance documents were in place for Hereford City and South Herefordshire Councils. The two documents have been amalgamated and enhanced to produce a single document which is aimed at providing guidance which would apply throughout the County. The aim of the guide is to ensure that the unique features and character of the towns, villages and Conservation Areas are complimented and retained, particularly where the shop front forms part of a Listed Building. Consultation has taken place with officers. The next stage is for consultation to take place with relevant parties with a view to any material objections being reported back to the Planning Committee and Cabinet Member so that the Design Guide can then be finalised. The Guide has been commended to the Cabinet Member (Environment and Strategic Housing) for consultation purposes.

PROPOSED CHANGES TO TREE PRESERVATION ORDER PROCEDURES

6. A consultation document has been received from the Department of Communities and Local Government (CLG) about proposals to change Tree Preservation Order (TPO) procedures. The view of the Officers is that that the proposed changes may result in minor savings in some areas of work but that in other areas there may be increased pressure on staff resources. This will be dependent on the extent to which the public requests pre-application advice and the ability of Officers to bring forward changes in working practices through the application of new technology. In researching the effects that the changes might have, attention has been drawn to the need to establish a programme for the review of TPOs; particularly those containing 'Area' designations and those made prior to March 1975. This will also have resource implications for Planning Services. There will need to be a further report to the Committee about these matters.
7. The Committee is of the view that it is imperative that Local Ward Members be consulted on any proposals for their Wards and that neighbour notification should also include local residents associations where appropriate. The proposed changes to the Tree Preservation Order procedures recommended by the Department for

Communities and Local Government, are supported by the Committee, subject to further clarification and guidance relating to submission of supporting evidence in connection with 'health and safety' related applications; and satisfactory provision being made for local consultation.

CONSERVATION AREA APPRAISALS FOR KINGTON AND PEMBRIDGE

8. In April 2006 the Committee had agreed upon 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 formed part of the next stage of work in relation to the particular Conservation Areas. The Appraisals which had been approved for consultation to date are Hampton Park, Almeley, Weobley, Ross On Wye, Mordiford, Dillwyn, Aylestone Hill, Bosbury, Cradley, Much Marcle, Orleton and Sutton. Draft Conservation Area Appraisals have now been prepared for Kington and Pembridge and the final two areas are Leominster and Hereford City. It is likely however that the latter will be part of the Urban Characterisation Study as part of the Local Development Framework for Hereford.
9. Some concerns were raised by the Committee that meetings should be arranged involving Local Members and the parish councils regarding the process. It was noted that the studies themselves had involved a considerable amount of effort and staffing resources but that the stage had now been reached where the local Members and parish councils could be involved. It was also noted that the recent appraisals had concentrated on the historic core of the town or village involved compared to those undertaken in the previous decades which included a wider envelope. The development of land outside this core however was carefully controlled by the Unitary Development Plan in relation to each Conservation Area.

The Cabinet Member (Environment) has been requested to accept the appraisals for Kington and Pembridge together with the issues raised in association with them for consultation with interested parties.

CONSULTATION ON PLANNING APPLICATION REQUIREMENTS

10. The Government has decided to introduce a National Standard Planning Application form which became mandatory in April 2008. The Government has established minimum standards for planning applications which must be met by applicants. The Government has also made provision for Local Planning Authorities to set their own local requirements. In order for the local requirements to be enforceable, they had to be publicised and consulted upon before being brought into use and a programme for consultation was agreed by the Committee in September 2007. Minor changes have been made to the documents as a result of the representations received from Parish Councils, interest groups and local agents. It was decided that the Planning Application Requirements (Local) document be adopted and introduced, subject to any further changes to be agreed with the Chairman.

LOCAL GOVERNMENT CALL IN DIRECTIONS CONSULTATION REPORT

11. The Council has been consulted by the Department for Communities and Local Government about the call-in procedures in relation to planning applications. The Government's view is that the present call-in process is delaying the process of dealing with planning applications and the intention is that more applications should be dealt with at a local level. The Committee's observations on the proposals have

been reported to the Department for Communities and Local Government and it will receive a further report when the final guidance has been published.

POLYTUNNELS SUPPLEMENTARY PLANNING DOCUMENT

12. The Cabinet Member (Environment and Strategic Housing) has been requested to agree the publication of the Draft Supplementary Planning Document for consultation purposes. The SPD sets out planning guidance on polytunnel development. It was included within the Council's Local Development Scheme (January 2008) and has been produced in line with the regulations of the new planning system introduced under the Planning and Compulsory Purchase Act 2004. The SPD is aimed at expanding upon and providing additional information and guidance in support of policies contained within the Herefordshire Unitary Development Plan. It replaces the Council's Voluntary Code of Practice to control polytunnels which was suspended in July. Preliminary consultation and information gathering has taken place involving parish councils, statutory undertakers, interested organisations, growers and stakeholders. The aim of the SPD is to assist all those involved about the requirements and issues to be addressed in any polytunnel development through:
- helping to clarify the forms of development that would require planning permission;
 - setting out the planning issues associated with the erection of polytunnels;
 - setting out the UDP policies that will need to be addressed;
 - making clear the additional information that would need to accompany an application; and
 - setting out the Council's pre-application planning guidance.

MODEL FARM SUPPLEMENTARY PLANNING DOCUMENT

13. A Draft Supplementary Planning Document has been prepared for the development of land at Model Farm, Hildersley, Ross-on-Wye. The document was included within the Council's Local Development Scheme (January 2008) and was produced in line with the regulations of the new planning system introduced under the Planning and Compulsory Purchase Act 2004. The comprising of 15 hectares had been identified in the Herefordshire Unitary Development Plan (UDP) under policy E3 as an allocated employment site. The SPD had been prepared by consultants on behalf of Ross Area Partnership and Herefordshire Council. It will expand upon and provide additional information and guidance in support of policies contained within the UDP. The aim of the SPD is to:
- provide guidance on the existing planning policy framework which would influence the delivery of any future planning application;
 - identify the development requirements and constraints of the site;
 - provide guidance on the delivery of high quality design and landscaping

principles for the site;

- provide guidance on the delivery of access and movement to, from and within the site; and
- ensure that the development can become fully integrated with the surrounding area.

The Cabinet Member (Environment and Strategic Housing) has been requested to agree the publication of the Draft Supplementary Planning Document for consultation purposes.

T.W. HUNT
CHAIRMAN, PLANNING COMMITTEE

BACKGROUND PAPERS: Agenda for the Planning Committees held on 29 February and 11 April, 2008.