

**MINUTES of the meeting of Planning Committee held at  
The Council Chamber, Brockington, 35 Hafod Road,  
Hereford on Friday, 23 May 2008 at 10.00 a.m.**

**Present:** Councillor TW Hunt (Chairman)  
Councillor RV Stockton (Vice Chairman)

Councillors: ACR Chappell, PGH Cutter, DW Greenow, B Hunt,  
G Lucas, RI Matthews, PM Morgan, JE Pemberton, DC Taylor, PJ Watts  
and JD Woodward

**In attendance:** Councillors AJM Blackshaw, PJ Edwards, AE Gray, JG Jarvis and  
JB Williams

**1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors H Davies, AP Taylor and WJ Walling.

**2. NAMED SUBSTITUTES (IF ANY)**

There were no named substitutes present at the meeting.

**3. DECLARATIONS OF INTEREST**

Councillors JW Hope and DC declared a prejudicial interest in respect of Agenda item 9 DCNE2008/0633/F - alterations and extension to existing buildings. new warehouse, concentrate store, gatehouse, fuel tank structures, access road and re-arrangement of hardstanding areas at Robertson's Business Park, Little Marcle Lane, Ledbury (Minute No.9) and left the meeting for the duration of this item.

**4. MINUTES**

**RESOLVED:** That the Minutes of the meeting held on 11th April, 2008 be approved as a correct record and signed by the Chairman

**5. CHAIRMAN'S ANNOUNCEMENTS**

**Forward Planning Manager**

The Chairman said that Mr D Nicholson would shortly be joining the Edgar St Grid Company for a two year secondment and the Committee wished him every success.

**S and A Davies, Marden and Brierley**

Following refusals of permission at Brierley and Marden for caravan sites and for polytunnels, S and A Davies had commenced preparation of a "Masterplan" to set out their strategy for their operations in the County. The Masterplan would not have the formal status of a Development Brief or Supplementary Planning Document but it may help to give a context for future applications by the company on their various sites in the county. The company had recently undertaken public consultation exercises which showed their future intentions.

**6. NORTHERN AREA PLANNING SUB-COMMITTEE**

**RESOLVED:** That the report of the meetings held on 9 April and 7 May 2008 be received and noted.

**7. CENTRAL AREA PLANNING SUB-COMMITTEE**

**RESOLVED:** That the report of the meetings held on 16 April and 14 May 2008 be received and noted.

**8. SOUTHERN AREA PLANNING SUB-COMMITTEE**

**RESOLVED:** That the report of the meeting held on 30 April 2008 be received and noted.

**9. DCNE2008/0633/F - ALTERATIONS AND EXTENSIONS TO EXISTING BUILDINGS, NEW WAREHOUSE, CONCENTRATE STORE, GATEHOUSE, FUEL TANK STRUCTURES, ACCESS ROAD AND RE-ARRANGEMENT OF HARDSTANDING AREAS AT ROBERTSON'S BUSINESS PARK, LITTLE MARCLE ROAD, LEDBURY, HEREFORDSHIRE, HR8 2JT**

The Principal Planning Officer presented the following updates:-

A further letter has been received from a local resident expressing concern as to the works that have commenced upon site.

Severn Trent Water object to the proposed development. They have confirmed the Ledbury Sewage Treatment Works does not have the capacity to allow the applicant to discharge 1,500 cubic metres per day at a maximum discharge rate of 20 litres per second.

The Environment Agency continues to object to the proposed development. The issue as to the disposal of waste water effluent has not been satisfactorily addressed. This is a material planning consideration (Reference: - PPS23 and Circular 3/99). The Agency also require the issues of Water Supply, Flood Risk / Surface Water and Contaminated Land to be addressed further.

Welsh Water object to the proposed development as the area has water supply problems for which no improvements are planned in their Capital Investment Programme. Any increased demand will exacerbate the situation and adversely affect their service to existing customers. They state that it may be possible for the developer to fund the accelerated provision of essential improvements by way of a formal requisition under Sections 40 –41 of the Water Industry Act 1991.

The Planning Ecologist states: -

“I have received the Extended Phase I Habitat Survey report by Enviros Consulting Ltd. dated April 2008 and have discussed the findings with the consultants by telephone and at a site meeting. I have since received the updated survey information for reptiles and great crested newts and the accompanying Habitat Management Scheme.

I am satisfied with the level of survey effort, and note that reptiles were found to be present on the bank adjacent to the Water Treatment works, along with a single, immature great crested newt. Further surveys for great crested newts have established that they are present in the pond at Fairtree Farm, adjacent to

Little Marcle Road, and not in water bodies on the proposed development site. I have recommended that Natural England be consulted on the proposed mitigation strategy to ensure that the relevant legislation is complied with. The location of any newt-proof fencing will also need to be agreed with NE. Further clarification is required as to the location of new habitat for reptiles, and a translocation methodology as the population will effectively be isolated post-development.

If planning permission is to be approved, I recommend the inclusion of conditions.”

Natural England does not object to the proposed development subject to conditions.

The view of the officers was that the works that had commenced on site were primarily related to permitted development or the planning permissions that had previously been granted. Other works were limited to initial ground works. The extent of unauthorised works was not considered to be serious enough to warrant enforcement action.

The Principal Planning Officer said that he wished to make the following changes to the report:-

- (i) add the following to the list of relevant Development Plan policies in para. 2.2: -

S10 – Waste  
 T6 – Walking  
 NC1 – Biodiversity & Development  
 NC5 – European and nationally protected species  
 NC6 – Biodiversity Action Plan priority habitats and species  
 NC7 – Compensation for loss of bio-diversity  
 NC8 – Habitat creation, restoration and enhancement  
 NC9 – Management of features of landscape important for fauna and flora

- (ii) amend paragraph 4.10 of the report to read: -

“ The Minerals and Waste Officer has no objections, subject to appropriate conditions to ensure the minimisation and control of construction and operational waste to the satisfaction of the Environment Agency”.

- (iii) add the following paragraphs following paragraph 6.15: -

Waste

Recent Defra requirements require significant projects to include a Site management Plan to reduce construction waste, encourage recycling, and avoid mixed waste going to landfill. The applicant has agreed to undertake this in accordance with policies S1 and W11 of the Unitary Development Plan.

Operational waste, both liquid and solid, would require appropriate control subject to Environment Agency licensing and permitting to prevent pollution. The Agency would regulate this. There are existing arrangements on site, including storage tanks, effluent plant and settlement pond. The proposal would utilise these with appropriate enhancement to the Environment Agency’s requirements. Pre-treated waste water would either be discharged to a water course (subject to the Environment Agency’s consent) or to the Sewage

Treatment Works (subject to Severn Trent Water consent) and solid waste would be dealt with in a variety of ways. The pomace is sold for animal feed. Other solid waste from the process is debris from the harvest (i.e. soil and vegetable matter / leaves etc), which is transported with the apples. This waste is extracted by centrifuge and returned to the farms. All other solid waste (e.g. glass, cardboard, plastics) is recycled. Any significant changes to waste treatment arrangements would need to be considered separately.”

In accordance with the criteria for public speaking Mr Hepworth of Universal Beverages Ledbury spoke in favour of his application.

Councillor AJM Blackshaw spoke in support of the application in his capacity as Cabinet Member (Economic Development and Community Services) and Councillor K Swinburne Spoke in support in her capacity as Local Ward Member.

The Committee discussed the merits of the application and noted the planning aspects, environmental issues and employment matters involved. The Principal Planning Officer answered a number of questions about the proposals and suggested that further conditions should be added if approval was granted, arising from his additional investigation and the information arising since the report had been prepared. He also outlined the voluntary routing agreement and the travel plan which had been developed with the applicants to minimise the impact on local residents and confine heavy vehicles to main roads. In answer to a question from Councillor RI Matthews, the head of Planning Services said that a condition could not be imposed requiring the applicants to provide a collection point for apple suppliers in the north and west of the County, but that they would be requested to do so.

Having considered all the aspects of the application, the Committee considered that approval should be granted with the additional conditions recommended by the Principal Planning Officer.

#### **RESOLVED**

**That subject to the Environment Agency, Severn Trent Water and Welsh Water withdrawing their objections, the Head of Planning Services be authorised to grant full planning permission in consultation with the Chairman and the Local Ward Members, subject to the following conditions and any other conditions recommended by the Environment Agency, Severn Trent Water and Welsh Water he considers to be reasonable: -**

- 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 commencement of the development hereby permitted the following matters shall be submitted to the Local Planning Authority for their written approval:**
  - A written schedule of all external materials and their colour with regard the buildings (including external tanks).**
  - Written details of all surfacing materials in relation to the vehicular means of access, turning/manoeuvring areas and motor vehicle parking areas**

The development shall not commence until the Local Planning Authority has given such written approval. The development shall be carried out in strict accordance with the approved details and thereafter maintained as such;

Reason: To ensure a satisfactory appearance to the development in the landscape and to safeguard the setting of the listed Fairtree Farm.

- 3 Development shall not commence until an Order has been made to allow the existing public right of way (i.e. the bridleway) crossing the site to be diverted or stopped up;

Reason: To ensure the public right of way is not obstructed.

- 4 The Travel Plan Report from Sanderson Associates (Consulting Engineers) Ltd received 9th April 2008 shall be fully implemented;

Reason: To encourage the use of modes of transport other than the private motor vehicle.

- 5 Prior to the first use of the development hereby permitted the motor vehicle parking, turning and manoeuvring areas and secure cycle parking facilities (i.e. drawing number 249.0803. (00) 31 Rev 2 received 28th April 2008) shall be fully implemented. Thereafter these areas shall be kept available for such use:

Reason: In the interests of highway safety and to encourage the use of modes of transport other than the private motor vehicle;

- 6 Prior to the first use of the development hereby permitted the new vehicular means of access and roadway including visibility splays of 4.5 metres x 120 metres in both directions shall be provided. The visibility splays shall be maintained free of obstruction above a height of 0.9 metre from existing ground level;

Reason: In the interests of highway safety.

- 7 Prior to the first use of the development hereby permitted that part of the existing culvert shown upon drawing number 2008-007-01-06 Revision B received 14th April 2008 to be "opened-up" shall be with a new drainage ditch.

Reason: - In the interests of bio-diversity/ecology.

- 8 No development shall take place until the following has been submitted to and approved in writing by the Local Planning Authority: -

- a) a 'desk study' report including previous site and adjacent site uses, potential contaminants arising from those uses, possible sources, pathways, and receptors, a conceptual model and a risk assessment in accordance with current best practice
- b) if the risk assessment in (a) confirms the possibility of a significant pollutant linkage(s), a site investigation should be undertaken to characterise fully the nature and extent and severity of contamination, incorporating a conceptual model of all potential pollutant linkages and an assessment of risk to identified receptors;

- c) if the risk assessment in (b) identifies unacceptable risk(s) a detailed scheme specifying remedial works and measures necessary to deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any contamination encountered shall be fully assessed and an appropriate remediation scheme submitted to the Local Planning Authority for written approval;

Reason: In the interests of human health and to prevent pollution of controlled waters.

- 9 The Remediation Scheme, as approved pursuant to condition 8) above shall be fully implemented prior to the first use of the development. On completion of the remediation scheme the developer shall provide a validation report to confirm that all works were completed in accordance with the agreed details, which must be submitted before the development is first used. Any variation to the scheme including the validation reporting shall be agreed in writing with the Local Planning Authority.

Reason: In the interests of human health and to prevent pollution of controlled waters.

- 10 All planting, seeding and turfing in the approved details of landscaping (i.e. drawing number 249.0803. (90) 10 Rev 3 received 6th May 2008) shall be carried out in the first planting and seeding seasons following the first use of the development hereby permitted or the completion of the development (whichever is the sooner). Any trees or plants which within a period of ten years from the first use of the building or completion of the development (whichever is the sooner) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the visual impact of the development hereby permitted is satisfactorily mitigated and is integrated satisfactorily into the landscape.

- 11 Notwithstanding the details shown upon the approved plan, the bund: -
- Shall not exceed 3 metres in height from existing ground level;
  - Shall not have a gradient on its south-eastern face adjacent to the general industrial site exceeding 1:4;
  - Shall not have a gradient on its north-western face adjacent to the countryside exceeding 1:7;

Reason: To ensure that the bund has a satisfactory appearance in the landscape.

- 12 The external lighting hereby permitted shall be installed in full accordance with the approved plan (i.e. drawing number J375/EXLTG/001 received 11th March 2008) in terms of luminaire type, mounting height, direction, tilt angle and wattage; and shall thereafter be maintained in full accordance with the approved details. No further external lighting shall be installed upon the site without the prior written consent of the Local Planning Authority.

Reason: To safeguard the character of the rural area.

- 13 Prior to their erection or within month of their erection all lighting columns hereby permitted shall be painted a Goose Wing Grey Colour (BS10A05) and thereafter maintained as such.

Reason: To ensure a satisfactory appearance to the development.

- 14 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 development normally permitted by Class A, Part 2, Schedule 2, Article 3 shall be carried out without the express permission of the Local Planning Authority.

Reason: To ensure that any future fencing, walling or other means of enclosure is appropriate to the rural character of the area.

- 15 Prior to commencement of the development hereby permitted the trees shown upon drawing numbers TP 1045/0802/TPP/01 and 02 to be retained and protected shall be protected by fencing of at least 1.2 metres in height comprising vertical and horizontal framework of scaffolding (well braced to withstand impacts) supporting either chestnut cleft fencing or chain link fencing in accordance with figure 2 on page c13 of BS5837: 2005. This protective fencing shall be erected in the positions shown upon drawing numbers TP 1045/0802/TPP/01 and 02. Once these protective measures have been erected prior to commencement of the development a suitably qualified arboricultural consultant shall inspect the site and write to the Local Planning Authority to confirm that the protective measures are in-situ. Upon confirmation of receipt of that letter by the Local Planning Authority the development may commence but the tree protection measures must remain in-situ until completion of the development.

Reason: To ensure the retention and future health of those trees upon site that are worthy of retention.

- 16 The level of noise emitted from the site from 22.00 to 07.00 shall not exceed 37 dB LAeq, 15mins at 'Redbank' and 'Flights Farm' nor 35 dB LAeq, 15mins at 'Woodlands' as measured at a distance of 3.5m from the facing facade of each property. All measurements shall be undertaken in accordance with BS4142: 1997.

Reason: To safeguard the amenities of the occupiers of the dwellings known as 'Redbank', 'Flights Farm' and 'Woodland'.

- 17 All construction noise associated with the development hereby permitted that will be audible to nearby residential properties shall be restricted to the hours of 08.00 to 18.00 hours on weekdays, 08.00 to 13.00 hours on Saturdays and shall not be allowed at any time on Sundays, Bank Holidays and Public Holidays. Written approval shall firstly be obtained in writing from Herefordshire Council prior to any works that may be required to be undertaken outside of these times and restrictions.

Reason: To safeguard the amenities of the occupiers of dwellings in the vicinity.

18. The development shall be carried out in accordance with the Site Waste Management Plan received 23<sup>rd</sup> April 2008;

Reason: - In the interests of pollution prevention and efficient waste minimisation and management;

19. No waste of any kind shall be treated on site except those wastes generated by the development hereby permitted. No waste substances or materials shall be imported to the site from elsewhere for transfer, treatment or processing unless otherwise agreed in writing in advance by the Local Planning Authority;

Reason: - To prevent pollution and because any additional waste transfer, treatment or processing could have environmental effects which require further consideration by the Local Planning Authority;

20. Prior to any further development works, a full working method statement and mitigation strategy shall be submitted to the Local Planning Authority, based upon the recommendations set out in the ecologists' reports submitted in April and May 2008. These shall be implemented as approved by the Local Planning Authority and Natural England;

Reasons: - To ensure great crested newts and their habitat are protected under the Wildlife and Countryside Act 1981, the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) and policies NC1, NC5, NC6 and NC7 within the UDP.

To ensure the law is not breached with regard to reptiles and nesting birds which are protected under the Wildlife and Countryside Act 1981 (and amendments) and policies NC1, NC5, NC6 and NC7 within the UDP.

To comply with Herefordshire Council's Policy NC8 and NC9 in relation to Nature Conservation and Biodiversity and to meet the requirements of PPS9 Biodiversity and Geological Conservation and the NERC Act 2006.

21. Within six months of the granting of planning permission, a habitat creation and translocation scheme for reptiles shall be submitted to the Local Planning Authority, based upon the recommendations set out in the ecologists' reports submitted in April and May 2008. This shall be implemented as approved by the Local Planning Authority, and maintained thereafter unless otherwise agreed in writing with the Local Planning Authority;

Reasons: - To ensure great crested newts and their habitat are protected under the Wildlife and Countryside Act 1981, the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) and policies NC1, NC5, NC6 and NC7 within the UDP.

To ensure the law is not breached with regard to reptiles and nesting birds which are protected under the Wildlife and Countryside Act 1981 (and amendments) and policies NC1, NC5, NC6 and NC7 within the UDP.

To comply with Herefordshire Council's Policy NC8 and NC9 in relation to Nature Conservation and Biodiversity and to meet the requirements of PPS9 Biodiversity and Geological Conservation and the NERC Act 2006



22. The recommendations set out in the habitat management scheme submitted to the Local Planning Authority in May 2008 should be followed and shall be implemented as approved within six months of the granting of planning permission, and maintained thereafter unless otherwise agreed in writing with the Local Planning Authority;

Reasons: - To ensure great crested newts and their habitat are protected under the Wildlife and Countryside Act 1981, the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) and policies NC1, NC5, NC6 and NC7 within the UDP.

To ensure the law is not breached with regard to reptiles and nesting birds which are protected under the Wildlife and Countryside Act 1981 (and amendments) and policies NC1, NC5, NC6 and NC7 within the UDP.

To comply with Herefordshire Council's Policy NC8 and NC9 in relation to Nature Conservation and Biodiversity and to meet the requirements of PPS9 Biodiversity and Geological Conservation and the NERC Act 2006

23. An appropriately qualified and experienced ecological clerk of works should be appointed (or consultant engaged in that capacity) to oversee the ecological mitigation work;

Reasons: - To ensure great crested newts and their habitat are protected under the Wildlife and Countryside Act 1981, the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) and policies NC1, NC5, NC6 and NC7 within the UDP.

To ensure the law is not breached with regard to reptiles and nesting birds which are protected under the Wildlife and Countryside Act 1981 (and amendments) and policies NC1, NC5, NC6 and NC7 within the UDP.

To comply with Herefordshire Council's Policy NC8 and NC9 in relation to Nature Conservation and Biodiversity and to meet the requirements of PPS9 Biodiversity and Geological Conservation and the NERC Act 2006.

**Informatives:**

- 1 - N15 - Reason(s) for the Grant of Planning Permission
- 2 N19 - Avoidance of doubt - Approved Plans

**10. WEST MIDLANDS REGIONAL SPATIAL: PHASE TWO REVISION**

The Forward Planning Manager presented a report about a proposed response to the Phase Two Revision of the Regional Spatial Strategy (RSS). He advised that the current version of the RSS was issued by the Government in 2004 followed by a phased review. The first phase which dealt with the Black Country had been completed and second phase had reached an advanced stage. It dealt with housing, employment, the role of centres, waste and some aspects of transport. The third and final phase had begun in November 2007 and covered rural services, gypsy and traveller sites, culture, minerals and environment policies. The Regional Assembly had worked closely with regional stakeholders in preparing the phase two revision, and strategic planning authorities such as Herefordshire Council had submitted

advice to the Assembly in 2006. Consultation was undertaken on spatial options which were considered by Cabinet in February 2007. A preferred option was approved by the Assembly's Regional Planning Partnership in October, and had been submitted to the Secretary of State in December. Formal public consultation on the revision was launched in January and the closing date of was 30 June 2008, although this was likely to be extended. The next stage would be an Examination in Public, arranged by the Secretary of State and held before an independent Panel. The Panel would subsequently prepare a Report for consideration by the Secretary of State who would consult on proposed changes before finalising the revised RSS.

The Forward Planning Manager said that throughout the process of preparing the revisions, the Government had been concerned that more houses needed to be built if problems of affordability were to be addressed. The Assembly had worked with partners, including local planning authorities, to increase its proposals for housing provision throughout the region. Although significant increases in housing development were proposed across the region, the submitted revisions did not meet Government aspirations in full. He explained what the proposals meant for Herefordshire in terms of infrastructure, housing and employment. He advised that although the proposed housing targets were broadly in line with the Herefordshire Unitary Development Plan, there was a greater emphasis on Hereford and the market towns for their location.

The Committee discussed the details of the proposals and Councillor RI Matthews emphasised the need for the careful management of housing in the rural areas to support the sustainability of the local communities. The Forward Planning Manager said that it was important to recognise the very different needs of the communities in the rural west of the county compared to the market towns and other areas. Councillor PJ Edwards said that care needed to be taken to ensure that services matched the housing provision in the larger developments and for the villages. Councillor ACR Chappell highlighted the need for extensive consultation with Members regarding the volume of housing proposed for Hereford and the surrounding areas. Councillor GFM Dawe was concerned that the proposals did not fully address the implications of climate change. The Forward Planning Manager said that Cabinet had previously agreed the volume of housing, the revised proposals emphasised different locations. He was also of the view that significant issues were included on climate change. The proposed approach would help to meet the concerns raised about the Committee regarding Hereford, the market towns and the villages. Having discussed the various proposals set out in the report, the Committee supported the proposals put forward by the Forward Planning Manager. Councillor GFM Dawe voted against the resolution.

## **RESOLVED**

**THAT it be recommended to Cabinet that representations generally supporting the Phase Two Revision be made to the Panel Secretary, subject to:**

- 1. the Spatial Strategy should include further recognition of the infrastructure requirements for Hereford if growth is to be achieved; the peripheral expansion of market towns, and their service centre role for their rural hinterlands; and the need to plan for the renaissance of the region's remoter rural areas in a way which sustains their social, economic and environmental character;**
- 2. Policy CF2 should be amended to recognize that growth may only be capable of being accommodated in some settlements of significant development if infrastructure constraints are removed. The recognition in para. 6.21 in respect of meeting housing needs in smaller settlements**

is welcomed;

3. In respect of policy CF3:
    - a) the total provision of 16,600 dwellings for Herefordshire be supported;
    - b) the identification of Hereford as a settlement of significant development be supported as reflecting the Council's Growth Point partnership with Government for the delivery of housing growth;
    - c) the provision for Hereford (8,300 dwellings) be expressed as a maxima, recognising that at present the extent to which Hereford can accommodate new development is limited and that the practical achievement of these levels of growth will be dependent on suitable transport and other infrastructure provision, as well as other factors;
    - d) following consideration of the distribution of growth within the County in the Local Development Framework Core Strategy and the Hereford Area Action Plan, dwellings which cannot be accommodated within or adjacent to Hereford be directed to the rest of the County in accordance with the principles in policy CF2;
  4. the affordable housing targets in policy CF7 be re-assessed in the light of the emerging Housing Market Assessment for the West Housing Market Area;
  5. Policy CF10 be supported and further recognize that in rural areas there are also considerations such as the relatively high proportion of small sites in the overall housing supply;
  6. the comparison retail floorspace requirements set out in policy PA12A be supported, with the retail assessment work being undertaken as part of the Local Development Framework offering the opportunity to refine the Phase Two Revision figures at Examination if necessary to ensure suitable provision is made for Hereford city centre;
  7. the office development requirement for Hereford in policy PA13A be supported;
  8. the revisions to the waste policies be supported, subject to clarification of the implications of the existing joint arrangements for the principle that each waste planning authority should plan to manage an equivalent tonnage of waste arising within their boundary; and
  9. the continuing recognition of the need to implement the package of measures identified in the Hereford Transport Review be supported, so as to allow Hereford to fulfil its role as a Settlement of Significant Development.
11. **HEREFORDSHIRE LOCAL DEVELOPMENT FRAMEWORK: CORE STRATEGY: DEVELOPING OPTIONS PAPER**

Team Leader Strategic Planning presented a report about the Herefordshire Core Strategy Developing Options paper. He advised that the preparation of a Core Strategy was a mandatory element of the Local Development Framework (LDF). It

included:

- **a long term vision for the County and its places ( to 2026);**
- objectives for an identified set of key issues;
- a strategy to deliver the objectives; and
- an indication of strategic sites or locations, infrastructure needs, funding and responsibilities.

The Core Strategy related to the shaping of places rather than just the grant of planning permission and it was essential that it was linked to the Community Strategy and to the Local Area Agreement. To ensure that these links were made early in the process of preparing the Core Strategy, an LDF Task Group had been established. The Group consisted of Herefordshire Council Cabinet Members covering the portfolio areas of environment, housing, transportation and economic development/regeneration, and Herefordshire Partnership Board representatives for community, economy and environment. It provided a forum for the broad consideration of the spatial development of the county and helped to ensure consistency and coherence across the Council and the Partnership.

The Committee discussed the issues referred to in the report including employment, transportation and housing. Councillor GHM Dawe was of the view that the impact of climate change on housing needed to be dealt with more thoroughly. The Forward Planning Manager said that the issue of climate change was at the heart of the core Strategy and that an important matter for further debate. The Head of Planning Services felt that the debate on the report reflected the views expressed by consultees at the series of road-shows which had been held about the proposals. The options that would be arrived at when the process concluded were likely to be drawn from a combination of those set out in the report. The Committee agreed with the approach suggested by the Forward Planning Manager. Councillor GFM Dawe voted against the resolution.

#### **RESOLVED**

**THAT it be recommended to the Cabinet Member (Environment and Strategic Housing) that the Herefordshire Core Strategy Developing Options Paper be commended for approval by Cabinet for public consultation.**

## **12. STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT**

The Team Leader Local Planning presented a report about the emerging findings of an initial study of land with potential for housing development within Herefordshire. He said that the Strategic Housing Land Availability Assessment (SHLAA) was a study of the potential availability of land for future housing development within Herefordshire for the period up to 2026. The Council was required to produce an assessment under the provisions of PPS3 Housing to demonstrate that the future housing requirement identified in the Regional Spatial Strategy (RSS) could be fulfilled. The study was a key component of the Local Development Framework and contributed to the preparation of the Core Strategy. The study's initial report would be made available as an evidence based background paper for the Core Strategy options. It would help to establish whether those options for broad directions of growth were feasible, by indicating whether sufficient land was potentially available to achieve the levels of growth suggested. The assessment would also provide information for the Hereford Action Area Plan and any other development plan documents. Land identified would contribute to the overall RSS requirements

including those for affordable housing. The technical information contained within the assessment would provide policy information for the Council. It was important to emphasise however that the identification of any site did not indicate that it would automatically receive planning permission or be allocated for housing development. Not all of the sites identified would be either necessary or acceptable and it was not the role of the study to make a final judgement about individual sites. There was also the point that the assessment was being undertaken in the knowledge that the housing figures proposed in the current review of the Regional Spatial Strategy had been challenged by the Government as being too low. Any addition to the future housing provision for Herefordshire would need to be considered further within the context of the Core Strategy and the Assessment.

The Team Leader Local Planning said that some 500 sites had been identified within the process although there were numerous issues with each. Hereford and the market towns had been concentrated upon initially and the next phase would be to widen the scope to the rural areas. The study had been undertaken against a backdrop of forward planning and there was now a need to widen it to include the conservation and environmental issues to help to determine those sites which could be progressed. All sites had been investigated around each settlement to determine their suitability and it was likely that the majority of the smaller ones would be discounted because the emphasis was on areas of growth. Having discussed the details of the report, the Committee expressed its approval of the proposed approach.

## **RESOLVED**

### **THAT**

1. **the processes undertaken to date in compiling the SHLAA be noted and supported; and**
2. **it be recommended to the Cabinet Member (Environment and Strategic Housing) that Cabinet be requested to approve the initial mapped survey findings of the Strategic Housing Land Availability Assessment in respect of Hereford and the market towns as a basis for further technical work in support of the Local Development Framework, with publication of initial survey findings being carried out alongside the Core Strategy options consultation.**

## **13. PLANNING PERFORMANCE AGREEMENTS**

The Head of Planning Services presented his report about planning performance agreements and a proposed local protocol. He said that Planning Performance Agreements (PPA's) were a collaborative project management process primarily aimed at complex development proposals. The aim was to move away from development control to a system of development management which took into account the broader concept of spatial planning. PPAs were aimed at improving the quality of the decision making process, not the speed or decision making, and they may not be appropriate for all types of development proposals. He explained the process involved and suggested the approach which could be used by the Council in dealing with the issues involved. He said that advice from the Government was that if PPAs were to be used regularly, local planning authorities should establish a formal process. He presented a proposed Charter to set out the parameters to be

used by the Council which covered:-

- a) proposals for strategic housing and/or employment sites as identified either in the existing UDP or the forthcoming LDF; or
- b) proposals requiring an Environmental Impact Assessment; or
- c) proposals which would have a significant impact on existing communities and therefore require expansive consultation or involvement from many different stakeholders, interest groups, statutory agencies etc.

The Committee agreed with the approach suggested by the Head of Planning Services

**RESOLVED**

- That**
- (a) the introduction of Planning Performance Agreements: be noted**
  - (b) the application of Planning Performance Agreements be supported for Herefordshire; and**
  - (c) the Charter sent out at Appendix 1 of the report of the Head of Planning Services be approved.**

**14. ANNUAL DEVELOPMENT REVIEW 2008**

The Committee agreed that the review of planning application sites should take place on Monday 30th June, 2008.

**15. DATE OF NEXT MEETING**

4th July, 2008

The meeting ended at 12.03 p.m.

**CHAIRMAN**