

REPORT OF THE PLANNING COMMITTEE

Meetings Held on 15 August and 26 September 2008

Membership:

Councillors: TW Hunt (Chairman), RV Stockton (Vice-Chairman), ACR Chappell, PGH Cutter, H Davies, GFM Dawe, DW Greenow, KS Guthrie, JW Hope, B Hunt, G Lucas, RI Matthews, 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; (iii) they are of strategic importance; or (iv) they are applications by Members of the Council or their relatives.
 - (a) DCNW2008/1368/F - proposed agricultural worker's dwelling and garden at Lower Woonton Grange, Woonton, Almeley - refused as recommended;
 - (b) DCNW2008/1391/F - proposed two storey extension and change of use of agricultural land to residential at Keepers Cottage, Winforton – approved contrary to recommendation;
 - (c) DCNC2008/1824/O - site for development to form 21 apartments at Pinsley Works, Pinsley Road, Leominster – approved as recommended.
 - (d) DCNC2008/1934/CD - proposed redevelopment of The Minster College, South Street, Leominster - approved as recommended.
 - (e) DCSE2008/1827/CD - new school hall in school grounds, St Josephs R.C. Primary School, The Avenue, Ross-On-Wye – 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 2nd July, 30th July & 27th August, 2008**
 - applications approved as recommended – 14
 - applications refused as recommended – 0
 - applications minded to approve or refuse contrary to recommendation 6
 - applications deferred for further information or site visit - 3
 - number of public speakers – 3 parish council; 1 objector and 6 supporters
 - appeals - 16 appeals received, 3 dismissed, 4 upheld and 2 withdrawn)

(b) Central Area Planning Sub-Committee meetings held on 9th July, 6th August & 3rd September, 2008

- applications approved as recommended - 18
- applications refused as recommended - 1
- applications deferred for further information or site inspection – 5
- applications minded to approve contrary to recommendation 0 (referred to Planning Committee)
- applications minded to refuse approve contrary to recommendation 2
- applications deferred for further information/site inspection – 1
- applications withdrawn - 0
- number of public speakers – 0 parish council; 6 objectors and 7 supporters
- appeals - 14 appeals received, 3 dismissed, 4 upheld and 2 withdrawn).

(c) Southern Area Planning Sub-Committee meetings held on 23rd July, 20th August & 17th September, 2008

- applications approved as recommended - 6
- applications refused as recommended - 2
- applications minded to approve 0
- applications minded to refuse 0
- applications deferred for further information/site inspection – 1
- number of public speakers – 2 objectors and 8 supporters
- appeals – 5 appeals received, 4 dismissed and 5 upheld.

HEREFORDSHIRE UNITARY DEVELOPMENT PLAN: OUTCOME OF LEGAL CHALLENGE

3. The Dinedor Hill Action Association has successfully challenged the allocation of a site for 300 new houses at Bullinghope within the Herefordshire Unitary Development Plan (UDP), by way of Judicial Review. The case was heard in the High Court of Justice in June and the judgement was that the allocation should be deleted from the UDP. No change was made to the Settlement Boundary for Hereford because that boundary was the subject of a separate policy and the Dinedor Hill Action Association was out-of-time to challenge that policy. Although the proposed site for the 300 houses remains within the Settlement Boundary, it is not allocated for development. This is not felt to be a problem in the judgement because the removal of the site from the list of allocations would be a material consideration in the determination of any planning application on it. Bloor Homes, the developers of the proposed 300 dwellings, has sought leave to appeal about the decision and the outcome of this matter will need to be known before the Council can decide whether any further action is merited.

HEREFORDSHIRE LOCAL DEVELOPMENT FRAMEWORK: CORE STRATEGY: DEVELOPING OPTIONS PAPER CONSULTATION

4. The Committee has been informed about methods of public engagement, consultation and publicity undertaken as part of the Core Strategy Developing Options Paper. This sets out the vision for the County and its places for the period up to 2026 and included nine objectives and four strategic spatial options. The

Paper also proposes a number of “Place shaping” options including:

- options regarding the future role of the City and market towns;
 - the strategic distribution of housing, including an indication of potential directions of growth;
 - the potential for economic diversification;
 - retail provision in the market towns and the integration of the City centre with the Edgar Street Grid redevelopment; and
 - any transportation infrastructure requirements
5. As well as the strategy options and place shaping policies, the Paper includes a number of general policies which will help to manage development. These cover affordable housing, renewable energy, waste and flooding. the Committee noted the initial public response to the Developing Options paper and awaits further progress reports on the emerging Core Strategy.

MODEL FARM SUPPLEMENTARY PLANNING DOCUMENT

6. Comments have been received on the Draft Model Farm Supplementary Planning Document (SPD) which went out to consultation in June. The document 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 site comprises some fifteen hectares and has been identified in the Herefordshire Unitary Development Plan (UDP) under policy E3 as an allocated employment site. The SPD has been prepared by consultants on behalf of Ross Area Partnership and Herefordshire Council. It expands upon and provides additional information and guidance in support of policies contained within the UDP. Its main aims are 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.
7. The Committee has welcomed the innovative nature of the scheme which is aimed at diversification and growth of a rural economy. The scheme is felt to provide the type of employment suited to the locality and to make the best use of the land to achieve a balanced live/work concept. It relates to the development of a major area of land within the County carried out in collaboration with key stakeholders. There are high expectations of the quality of the scheme and the Committee has expressed its appreciation for the hard work undertaken by the Officers and commended the proposed amendments to the Cabinet Member (Environment and Strategic Housing)

**TW HUNT
CHAIRMAN
PLANNING COMMITTEE**

BACKGROUND PAPERS Agendas for the meetings of the Planning Committee held on 15 August and 26 September 2008.