

MINUTES of the meeting of Northern Area Planning Sub-Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday, 17 December 2008 at 2.00 p.m.

Present: Councillor JW Hope MBE (Chairman)
Councillor PJ Watts (Vice Chairman)

Councillors: WLS Bowen, ME Cooper, JP French, JHR Goodwin, KG Grumbley, B Hunt, RC Hunt, TW Hunt, P Jones CBE, PJ McCaull, R Mills, PM Morgan, A Seldon, RV Stockton, J Stone and JK Swinburne

82. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors LO Barnett and RJ Phillips.

83. DECLARATIONS OF INTEREST

No declarations of interest were made.

84. MINUTES

RESOLVED: that the minutes of the meeting held on 19 November 2008 be approved as a correct record and signed by the Chairman.

85. ITEM FOR INFORMATION - APPEALS

The sub-committee noted the Council's position in respect of appeals for the northern area of Herefordshire.

Members congratulated officers on the success rate for the defending of appeals in the area.

86. DCNC2008/2213/F - LAND AT JUNCTION OF WINSLOW ROAD AND DAMSON TREE CLOSE, BROMYARD, HEREFORDSHIRE, HR7 4UQ.

In accordance with the criteria for public speaking, Mr. Jolly the applicants agent, spoke in support of the application.

Councillor B Hunt, one of the Local Ward Members, commented that the proposed development was modest in size and he felt it was appropriate for the site. He said that there have been long running issues with drainage capacity in the town of Bromyard, particularly concerning the safe removal of foul drainage water. He felt that as this application made provision to divert storm water away from mains drainage, it would result in no overall increase of water in the system. He added that neighbouring properties' drains would be adjusted to take advantage of the storm water soakaways installed at the proposed development. Overall, he said, the mains drainage capacity should be unaffected by the proposed development. He added that he was pleased that proposed condition nine had been included in the recommendations as this would ensure adequate drainage was in place before the houses were occupied. He supported the application.

In response to Councillor B Hunt's statement, The Northern Team Leader said that Welsh Water had accepted the development would not cause extra water to be added to the drainage system, but remained concerned at the potential for public health problems as a result of foul drainage leakage in the future.

Councillor A Seldon, the other Local Ward Member, said that he felt this was a difficult decision especially considering that the sub-committee had granted permission for an additional 18 dwellings yet to be constructed. He worried that this may lead to further foul drainage leakage and moved refusal.

Councillor JP French said that proposed conditions 9 to 13 in the report were adequate to ensure that the potential for drain overload was minimised and seconded Councillor B Hunt's proposal to approve the 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 B01 (Development in accordance with the approved plans)

Reason. To ensure adherence to the approved plans in the interests of a satisfactory form of development and to comply with Policy DR1 of Herefordshire Unitary Development Plan.

3 C01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan.

4 F14 (Removal of permitted development rights)

Reason: In order to protect the character and amenity of the locality, to maintain the amenities of adjoining property and to comply with Policy H13 of Herefordshire Unitary Development Plan.

5 G10 (Landscaping scheme)

Reason: In order to maintain the visual amenities of the area and to conform with Policy LA6 of Herefordshire Unitary Development Plan.

6 G11 (Landscaping scheme - implementation)

Reason: In order to maintain the visual amenities of the area and to comply with Policy LA6 of Herefordshire Unitary Development Plan.

7 H11 (Parking - estate development (more than one house))

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway and to conform with the requirements of Policy T11 of Herefordshire Unitary Development Plan.

8 H27 (Parking for site operatives)

Reason: To prevent indiscriminate parking in the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan.

9 None of the dwellings shall be occupied until works for the disposal of sewage and surface water have been provided on the site to serve the development hereby permitted, in accordance with the approved drainage details and plans date stamped 26th August 2008.

Reason: In order to ensure that satisfactory drainage arrangements are provided and to comply with Policy DR4 of Herefordshire Unitary Development Plan.

10. No development shall commence until the developer has secured the necessary right/ permission to connect the foul water system from the development to the mains connection of the Sewage Treatment Works. Written confirmation of this shall be provided to the local planning authority in advance of commencement of works on site.

Reason: In order to ensure that satisfactory drainage arrangements are provided and to comply with Policy DR4 of the Herefordshire Unitary Development Plan 2007

11 I16 (Restriction of hours during construction)

Reason: To protect the amenity of local residents and to comply with Policy DR13 of Herefordshire Unitary Development Plan.

12 L02 (No surface water to connect to public system)

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment so as to comply with Policy CF2 of Herefordshire Unitary Development Plan.

13 L03 (No drainage run-off to public system)

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment so as to comply with Policy CF2 of Herefordshire Unitary Development Plan.

14 B07 (Section 106 Agreement)

Reason: In order to provide enhanced sustainable transport infrastructure, educational facilities, improved play space, in accordance with Policy DR5 of the Herefordshire Unitary Development Plan 2007.

Informatives:

1 N15 - Reason(s) for the Grant of Planning Permission

2 N19 - Avoidance of doubt - Approved Plans

3 HN01 - Mud on highway

- 4 HN04 - Private apparatus within highway**
- 5 HN05 - Works within the highway**
- 6 HN10 - No drainage to discharge to highway**
- 7 HN28 - Highways Design Guide and Specification**

87. DATE OF NEXT MEETING

14 January 2008

The meeting ended at 2.20 p.m.

CHAIRMAN