

REPORT OF THE PLANNING COMMITTEE

Meetings Held on 12 and 20 February, 13 March and 3 April, 2009

Membership:

Councillors: TW Hunt (Chairman), RV Stockton (Vice-Chairman), ACR Chappell, PGH Cutter, Mrs H Davies, GFM Dawe, DW Greenow, Mrs KS Guthrie, JW Hope, B Hunt, G Lucas, RI Matthews, Mrs PM Morgan, Mrs JE Pemberton, AP Taylor, DC Taylor, WJ Walling, PJ Watts and JD Woodward.

PLANNING APPLICATIONS

1. The last few months have proved to be a very busy time for the Committee with some significant and complex applications being considered which have a County-wide impact as well as an impact on local communities. The Committee held meetings at the Shirehall for the first time to accommodate larger numbers of the public than would have been possible at Brockington and more than 140 people attended one of the meetings. The special meetings were in respect of an application for wind turbines at Reeves Hill in the north-west of the County; and an application for a green waste composting site at Moreton-on-Lugg. Both applications attracted considerable interest and the speaking time was increased to cater for this. Site inspections were also held prior to the meetings to observe the impact of similar facilities which were already operational in Worcestershire and in Gwynedd. An additional meeting will be held at the Shirehall on 12th June to consider another important application, the proposed relocation of the Hereford Livestock Market.

2. 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 were applications referred to the Committee by the Head of Planning Services because the Area Planning Sub-Committees were 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) **DCNW2008/1289/F - proposed erection and operation of 4 wind turbines and associated access tracks, hardstanding and sub station building at Reeves Hill, Reeves Lane, Near Knighton, Herefordshire** - The Secretary of State for Communities and Local Government had directed that the Council should not grant planning permission on the application until she had considered whether it should be referred to her for determination. The Committee was mindful to delegate authority to the Head of Planning and Transportation to approve the application, subject to a number of issues being addressed to his satisfaction. The Secretary of State subsequently decided that the application could be determined by the Council and the matter is ongoing;

 - (b) **DCSE2008/3035/L - proposed alteration of an existing doorway into a window and the regularisation of the removal of 2 no. defective chimneys and the construction of 1 no. chimney at Portland House, Whitchurch, Ross-on-Wye, Herefordshire, HR9 6DB** – approved as recommended;

- (c) **DCSW2008/2735/F - the erection of a wind turbine installation and the mounting of eight p.v. array panels, Garway Primary School, Garway, Herefordshire, HR2 8RQ** – approved as recommended.
- (d) **DCCW2008/1832/N - construction and operation of an open windrow greenwaste composting facility: office/welfare facility, storage building, weighbridge, hardstanding process area, car parking, ancillary infrastructure and landscaping at Upper House Farm, Moreton-on-Lugg, Hereford** - approved as recommended with additional conditions regarding screening and the containment of litter;
- (e) **DCCW2009/0059/CD - conversion of school and school house into two residential dwellings and construction of three new dwellings, former primary school, Sutton St. Nicholas, Hereford** – approved as recommended; and
- (f) **DCCW2008/2887/F - change of use from bakery to chip shop at 17 Meadow Drive, Credenhill, Hereford** - 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 14th January and 11th March, 2009

- applications approved as recommended – 3
- applications refused as recommended – 0
- applications minded to approve or refuse contrary to recommendation - 1
- applications deferred for further information or site visit - 2
- number of public speakers – 1 parish council; 3 objector and 4 supporters
- appeals - 7 appeals received, 6 dismissed, 3 upheld and 2 part allowed and part dismissed

(b) Central Area Planning Sub-Committee meetings held on 7th January and 4th February, 2009

- applications approved as recommended - 9
- applications refused as recommended - 2
- applications deferred for further information or site inspection – 9
- applications minded to approve contrary to recommendation -1 (not referred to Planning Committee)
- applications minded to refuse approve contrary to recommendation - 2 (referred to Planning Committee)
- applications deferred for further information/site inspection – 4
- applications withdrawn - 0
- number of public speakers – 7 parish council; 13 objectors and 9 supporters
- appeals - 4 appeals received

(c) Southern Area Planning Sub-Committee meetings held on 21st January, 18th February and 18th March, 2009

- applications approved as recommended - 7
- applications refused as recommended - 1
- applications minded to approve - 0
- applications minded to refuse 0
- applications deferred for further information/site inspection – 3
- number of public speakers – 1 parish council, 3 objectors and 3 supporters
- appeals – 2 appeals received, 2 dismissed and 3 upheld.

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

BACKGROUND PAPERS

Agendas for the meetings of the Planning Committee held on 12th February, 20th February, 13th March and 3rd April, 2009.