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| <b>MEETING:</b>         | <b>COUNCIL</b>  |
| <b>DATE:</b>            | <b>24 JULY 2009</b>   |
| <b>TITLE OF REPORT:</b> | <b>REPORT OF THE PLANNING COMMITTEE MEETINGS HELD ON 15 MAY &amp; 3 JULY 2009</b>   |
| <b>MEMBERSHIP:</b>      | <b>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.</b> |

**CLASSIFICATION:** Open.

### **Wards Affected**

County-wide

### **Purpose**

To note the report which is for information.

### **PLANNING APPLICATIONS**

1. The recent meeting proved to be a very busy one 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 application for the relocation of the Hereford Livestock Market to a site off Roman Road near Stretton Sugwas is of particular importance because it will help to pave the way for the Edgar Street Grid development in Hereford. The meeting was held at the Shirehall because it would have been difficult to accommodate the large numbers of the public present at Brockington, particularly on what proved to be a very hot day. As well as the livestock market, interest centred on the planning applications regarding (i) alterations to Grange Court Leominster; (iii) facilities for the growing and harvesting of fruit together with accommodation for seasonal workers at Brierley Court Farm near Leominster and (iv) hunt kennels at Brillley Wood, Whitney-on-Wye. The meeting lasted well into the afternoon and the speaking time and number of speakers was increased for the first three applications to reflect the public interest in them. Site inspections were also held prior to the meeting to view the application sites and in the case of Brillley Wood, an operational kennels was also visited to view its impact on the local community.

2. The applications were determined as follows:-

- (a) **DCNW2009/0275/F - proposed new school, pre-school, associated works and landscaping on land to the south of Rye Grass Cottage, Staunton-on-Wye – approved as recommended.**
- (b) **DCCW2008/0262/F - proposed construction of replacement livestock market with associated car and lorry parking at land adjacent to Veldifer Cottages, Roman Road, Stretton Sugwas, Hereford – the application will need to be submitted to the Government Office for the West Midlands for approval because it constitutes a departure from the Councils Unitary Development Plan. If it is approved by the GOWM, the applicants will need to submit a satisfactory landscaping scheme for approval by the Officers in consultation with the chairman and Local Ward Members;**
- (c) **DCNC2009/0435/CD & DCNC2009/0436/L - proposed removal of existing minor extensions, internal alterations and new extension to form offices and community rooms for rent at Grange Court, Pinsley Road, Leominster– deferred for further negotiations – the Committee welcome the principles of the scheme but have grave concerns about the loss of the Victorian stone fireplace and a significant Austrian black pine;**
- (d) **DCNC2009/0168/F - proposed change of use from agricultural to a site for the accommodation of seasonal agricultural workers in mobile homes and demountable portable buildings and sports pitch; DCNC2009/0167/F - application (part retrospective) to erect fixed (non rotating) Spanish polytunnels over arable (soft fruit) crops grown on table tops; and DCNC2009/0166/F - DCNC2009/0166/F - retrospective application to retain private package sewage treatment plant Brierley Court Farm, Brierley, Leominster – deferred following advice from legal Counsel that additional representations need to be first considered by the Officers and reported to the Committee; and**
- (e) **DCNW2009/0093/F - proposed agricultural storage building and kennels at Brilley Wood, Brilley, Whitney-on-Wye – refused contrary to recommendation. The Committee has concerns about the impact of the proposal on the local community by way of noise, odour and nuisance.**

#### **AREA PLANNING SUB-COMMITTEES**

3. 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 meeting held on 8th April and 3rd June, 2009**
  - applications approved as recommended – 10
  - applications deferred for further information – 1
  - applications minded to refuse contrary to recommendation – 1
  - number of public speakers – 1 town council; 4 objectors and 5 supporters
  - appeals - 10 appeals received, 3 dismissed and 1 withdrawn.
- (b) **Central Area Planning Sub-Committee meetings held on 1 April, 29th April,**

### **27th May and 24th June, 2009**

- applications approved as recommended - 9
- applications refused as recommended - 2
- applications deferred for further information or site inspection – 4
- applications minded to approve contrary to recommendation -1 (not referred to Planning Committee)
- applications minded to refuse approve contrary to recommendation - 2 (not referred to Planning Committee)
- applications deferred for further information/site inspection – 4
- applications withdrawn by applicant - 1
- number of public speakers – 3 parish council; 4 objectors and 6 supporters
- appeals - 6 appeals received, two upheld and 5 dismissed.

### **(c) Southern Area Planning Sub-Committee meetings held on 15 April, 13 May and 10 June, 2009**

- applications approved as recommended - 7
- applications refused as recommended - 2
- applications minded to approve - 0
- applications minded to refuse - 0
- applications withdrawn by applicant - 1
- applications deferred for further information/site inspection – 3
- number of public speakers – 2 parish council, 7 objectors and 3 supporters
- appeals – 6 appeals received.

## **HEREFORDSHIRE SHOP FRONT DESIGN GUIDE**

- 4 The Committee has recommended amendments to the Cabinet Member (Environment and Strategic Housing) regarding the Herefordshire Shop Front design Guide. The guides for Hereford City and South Herefordshire have been amalgamated and enhanced to provide guidance which can now be applied throughout the County. Its aim is to help to preserve the unique features and character of the towns, villages and Conservation Areas, particularly where the shop front is part of a Listed Building. A consultation process has been undertaken with parish and town councils, statutory bodies, and a range of local groups and organisations including amenity societies, business organisations, disability groups and agents. The Committee has also asked the Officers to ensure that wherever possible, steps are taken to ensure that the upper floors of shops are brought into occupation.

## CONSERVATION AREA APPRAISAL FOR LEOMINSTER CENTRAL CONSERVATION AREA

5 It has been recommended to the Cabinet Member (Environment and Strategic Housing) that the appraisal for Leominster Central Conservation Area be approved for consultation be undertaken with interested parties. The appraisal for Leominster Town Centre comprises a factual assessment of the special architectural and historic character and appearance of the Conservation Area, together with its setting. The form and content of all the appraisals followed guidance recommended by English Heritage and is endorsed by the Government. The issues identified for the conservation areas fell into three categories:

- features such as non-listed buildings that significantly contribute to the area because of their local architectural or historic interest;
- features which detract from the special interest of the area such as
  - i. historic buildings in poor condition building.
  - ii. inappropriate alterations to historic buildings such as modern windows.
  - iii. modern buildings that do not relate to the character of the area.
  - iv. open gaps where street enclosure is desirable.
  - v. untidy land.
  - vi. street clutter and signage; and
- changes to the conservation area boundaries
  - i. to include areas that are considered to contribute to the special historic or architectural character of the area
  - ii. rationalisation of boundaries so that they relate to defined edges of property curtilages, field boundaries, roads and lanes or other notable features.
- features such as non-listed buildings that significantly contribute to the area because of their local architectural or historic interest; and
- features which detract from the special interest of the area such as
  - i. historic buildings in poor condition building.
  - ii. inappropriate alterations to historic buildings such as modern windows.
  - iii. modern buildings that do not relate to the character of the area.
  - iv. open gaps where street enclosure is desirable.
  - v. untidy land.

- vi. street clutter and signage.

## **HEREFORDSHIRE UNITARY DEVELOPMENT PLAN: SAVED POLICIES**

- 6 The Committee has recommended to Cabinet that the Secretary of State be requested to consider the saving of certain policies of the Herefordshire Unitary Development Plan (UDP) and Supplementary Planning Guidance. Once saved, the policies will remain in place until the Local Development Framework takes effect. Cabinet has in turn made its recommendations to Council which are to be found elsewhere on the Agenda for this Council meeting.

## **REGIONAL SPACIAL STRATEGY: CONSULTATION ON PHASE THREE OPTIONS**

- 7 The West Midlands Regional Assembly has consulted Local Planning Authorities about the Phase Three revision of the Regional Spatial Strategy (RSS). The eight-week "Options" consultation runs from 29 June to 14 August and focuses on the following issues:

1. rural services;
2. Gypsies, Travellers and Travelling Show people;
3. culture sport and tourism;
4. quality of the environment; and
5. Minerals

This is the third and final phase of the revision of the RSS which was first approved by the Secretary of State in 2004. Phase 1 relating solely to the Black Country was approved in 2007 and Phase 2 which sets out revised targets for housing, retailing and employment, was the subject of Examination in Public in April, May and June this year. The report about Phase 2 is not expected until the autumn and final approval will be made in 2010. The Government intendeds to complete the Phase 3 revisions during 2011 and by then the RSS will have been completely revised. Any Development Plan Documents produced by Local Planning Authorities in the West Midlands will have to be compliant with the RSS. The views of the Committee on the consultation will be reported to Cabinet on 30 July 2009 and be taken into account in the Council's response. If Members have any views they would like to be considered, these can be submitted to the Cabinet Member or Planning policy Manager before the Cabinet meeting on 30 July, 2009

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

### **Background Papers**

Agendas for the meetings of the Planning Committee held on 15 May and 3 July 2009.