

REPORT OF THE PLANNING COMMITTEE

Meeting Held on 28th November, 2003

Membership:

Councillors: T.W. Hunt (Chairman), J.B. Williams (Vice-Chairman),
BF Ashton, MR Cunningham, Mrs CJ Davis, PJ Dauncey, DJ Fleet, JGS Guthrie,
JW Hope, B Hunt, Mrs JA Hyde, Brig P Jones CBE, Mrs RF Lincoln, RM Manning,
RI Matthews, Mrs JE Pemberton, R Preece, Mrs SJ Robertson, DC Taylor,
WJ Walling

PLANNING APPLICATIONS FROM MEMBERS OF THE COUNCIL

1. The Committee has approved the following planning applications which were referred to it under the provisions of the Council's Constitution.
 - (a) DCN2003/2849/9 – Extension to form shower room and link porch at 27 Bridge Street, Leominster, Herefordshire; and
 - (b) DCSE2003/2876/F – Retention of garage/store Rudhall Manor, Phocle Green, Ross-on-Wye, Herefordshire.

PLANNING APPLICATIONS REFERRED TO THE PLANNING COMMITTEE

2. The Head of Planning Services has referred the following planning applications to the Committee because the Area Planning Sub-Committees are mindful to approve them, contrary to officer advice and the Council's planning policies.
 - (a) SW2003/1227/O – Site For One Dwelling, Lower Tomlins Field, St Weonards, Hereford, HR2 8QE
 - (b) DCNW2003/2418/F – Proposed Two Buildings of Negative Environmental Impact For Family/Educational Groups - Land Adjoining Lemore, Eardisley, Hereford, Herefordshire, HR3 6LR
 - (c) DCNE2003/2387/F – Detached Dwelling On Land Adjacent To 47 The Green, Ashperton, Herefordshire, HR8 2RY.
3. The Committee has given detailed consideration to each application including the reasons why the Area Sub-Committees were mindful to approve them and the crucial policy issues at stake. The Local Ward Councillors have given their views about the applications and in accordance with the criteria for public speaking, the applicants gave their reasons for requiring planning permission.
4. The Committee has taken into consideration all the facts regarding the applications. In respect of the application for Lower Tomlins Field, St Weonards, the Committee has decided to grant permission because of the unique circumstances surrounding the application. The application for two buildings on land adjoining Lemore, Eardisley has also been approved because the applicant had provided additional information and given undertakings which satisfy the Council's planning policies. In the case of the detached dwelling on land adjacent to 47 The Green, Ashperton, the Committee has decided that it should be refused because there are insufficient grounds for an exception to be made to the Council's planning policies.

PLANNING POLICY STATEMENT 7 (PPS7) – SUSTAINABLE DEVELOPMENT IN RURAL AREAS

5. A consultation paper has been received from the Office of the Deputy Prime Minister (ODPM) to seek views about proposals for Planning Policy Statement 7 (PPS7) on Sustainable Development in Rural Areas. The consultation relates to the Government's policy objectives in respect of rural areas and the way in which these objectives could be achieved. The policies are firmly based on sustainable development and the need to protect the undeveloped countryside for the benefit of local communities, the environment, agriculture, tourism and leisure and employment. The ODPM proposes to issue accompanying guidance on agriculture and forestry permitted development rights when the final version of PPS7 is published.
6. The Committee, together with the officers, has given its views on the following issues contained within the Policy Statement:
 - sustainable rural communities, rural businesses and services
 - the countryside
 - agriculture, farm diversification, equine related activities and forestry; and
 - tourism and leisure.

The relationship between the proposals and those contained within the Herefordshire Unitary Development Plan had also been taken into consideration and recommendations have been made by the Committee to the Cabinet Member (Environment) for a response to be submitted to the ODPM.

DEVELOPMENT BRIEF – LAND OPPOSITE SUTTON ST. NICHOLAS PRIMARY SCHOOL

7. The Committee has approved the Development Brief for land opposite Sutton St Nicholas Primary School which will form supplementary planning guidance to be used as the basis of a more detailed master plan to guide future planning applications on the site. The Development Brief is extremely important, having been the first to emerge from the Herefordshire Unitary Development Plan. It has been prepared in conjunction with the Council's Property and Education Services, discussed with the landowner, school governors and the Parish Council and the views of the local community have also been taken into consideration. The site has been identified to provide a new school, open space and affordable housing.

DRAFT REGIONAL PLANNING GUIDANCE FOR THE WEST MIDLANDS

8. The Committee has taken advice from the officers and recommended a response to the Cabinet Member (Environment) regarding consultation from the ODPM on Draft Regional Planning Guidance (RPG) for the West Midlands. In general terms the Committee has welcomed many of the proposed changes to the RPG which has been under discussion by interested parties since early 2000. The Committee has recommended that views should be given by the Council about the following issues in the RPG:
 - rural renaissance
 - housing targets for previously developed land
 - positive policies for farm diversification

- quality of the environment
- better systems for alternative sources of materials used in construction projects
- minerals output targets
- land sterilisation targets
- transport and accessibility.

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

BACKGROUND PAPERS

- Agenda for the meeting of the Planning Committee held on 28th November, 2003.