

REPORT OF THE PLANNING COMMITTEE

Meeting Held on 17 July 2003

Membership:

Councillors: Councillor T.W. Hunt (Chairman), Councillor 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

**REFERRED PLANNING APPLICATION - SW2003/0713/F - CHANGE OF USE FROM HOTEL (C1) TO DWELLING HOUSE, THE HAVEN, HARDWICKE, HAY-ON-WYE, HEREFORDSHIRE, HR3 5TA
SW2003/0710/F - CHANGE OF USE FROM HOLIDAY GUEST ACCOMMODATION TO ON SITE EDUCATIONAL UNIT FOR THE CHILDREN HOUSED IN THE DWELLING AT THE HAVEN, HARDWICKE, HAY-ON-WYE, HEREFORDSHIRE FOR SEDGEMOOR COLLEGE PER OLORUN PLANNING PARTNERSHIP LTD, 107 HIGH STREET, HONITON, DEVON, EX14 1PE**

1. Because the Southern Area Planning Sub-Committee was mindful to refuse the application contrary to officer recommendations and Council policies. This application was referred to the Committee for determination. The Sub-Committee opposed the application on the grounds that the proposed uses were in the wrong location, it was too isolated and had limited facilities for young persons. There was also a concern that there would be an impact on amenity, and there was some local fear about the operation of the use and the location was not convenient for rapid police response.
2. The Committee heard the views of the local Ward Councillor and an objector who spoke against the application. Having considered all the evidence put forward, the Committee decided that there were insufficient grounds for the application to be refused and decided to approve it.

REFERRED PLANNING APPLICATION – NW2003/0283/F – CHANGE OF USE FROM HAULIERS YARD WITH MAINTENANCE, TO LIGHT VEHICLE REPAIR/MAINENANCE DEPOT WITH AGRICULTURAL MAINTENANCE/REPAIR DEPOT AT KILKENNY, LOWER HERGEST, KINGTON, HR5 3ER FOR: MESSRS JONES BROS PER D WALTERS, 27 ELIZABETH ROAD, KINGTON, HEREFORDSHIRE HR5 3DB

3. Because the Northern Area Planning Sub-Committee was mindful to refuse the application contrary to officer recommendations and Council policies. The application was referred to the Committee for determination. The Sub-Committee was opposed to the application on the grounds that the proposals would represent an intensification of use and that due to the site's prominence and isolated location it would harm the character and appearance of this area of great landscape value.
4. Having considered all the evidence put forward, the Committee concluded that insufficient grounds had been put forward to refuse the application and decided that it should be approved.

INSTALLATION BY NETWORK RAIL OF GSM RECEIVING EQUIPMENT FOR SECURE TRAIN DRIVER – SIGNALLER COMMUNICATION

5. Notification has been received from Network Rail of its intention to install equipment for secure train driver to signaller communication. The equipment involves the erection of 33 metre high masts at the following locations:

Cummins Farm
Ledbury Station
Tarrington
Hereford Station
Moreton-on-Lugg
Newton
Leominster Station
Orleton Bridge
Haywood Lodge Bridge
Howton Bridge
Vineyard Farm

6. The company has taken the view that its proposals for Herefordshire constitutes permitted development under the provisions of Schedule 2, Part 17 (Class A) of the General Permitted Development Order 1995 because it is required in connection with the movement of traffic by rail. Other local authorities are using powers under Article 4 of the General Permitted Development Order 1995 to require that application for planning permission should be submitted for masts in sensitive locations. Network Rail has given insufficient information about why all the masts should be of the same height, the expected coverage between masts, and how the system would work through the three tunnels in the county (Hope-under-Dinmore, Ledbury and Colwall). There is also no information about trials to ensure that the proposals achieve what is intended, how each site was chosen and there is no indication about giving the public notice about the proposals for individual sites prior to construction. In view of the lack of information and potential problems that could arise the officers have lodged a holding objection.
7. The Committee decided that authority be delegated to the County Secretary and Solicitor, in consultation with the Chairman of Planning Committee and local Members for the sites affected and Officers, to give (if considered appropriate) a direction under Article 4 of The Town and Country Planning (General Permitted Development) Order 1995, suspending permitted development rights and requiring applications for planning permission on the relevant sites.

HEREFORDSHIRE HOUSING LAND STUDY

8. The Committee received the results of the Herefordshire Housing Land Study 2003. The annual study is vital to assist the Council in maintaining an adequate supply of housing land and to enable its release on a managed basis. A few sites from the adopted local plans also remain un-implemented and without planning permission and these had been added to the outstanding land supply. Deposit Draft Unitary Development Plan proposal sites have also been included within the remit of the 2003 Study. The information obtained from monitoring is also used to track progress in respect of the Council's planning policies and contributes to the Regional Planning Bodies Annual Monitoring Report. The study involves a site survey of all planning permissions for new housing in the county and information is obtained about the number of dwelling built, those under construction and those not started under each permission.
9. The conclusions of the study revealed that
 - the Government's 60% target for development on brownfield land had been achieved for the first time;
 - the reliance upon "windfall" sites was starting to fall behind target within the Unitary Development Plan;
 - the construction of flats is exceeding the construction of houses within the County and is following a national trend. and
 - housing densities in urban areas is increasing.
10. The Committee noted the results of the study and agreed that it should be published as a

record of the housing land position in the County. A copy is available in the Members Room.

EWYAS HAROLD VILLAGE DESIGN STATEMENT

11. The Ewyas Harold Village Design Statement was considered for adoption as interim Supplementary Planning Guidance to the emerging Herefordshire Unitary Development Plan. Village Design Statements (VDSs) are a Countryside Agency initiative to encourage local people to make an assessment of local character based upon their own knowledge and perceptions of their village and its surroundings. Community participation is an important aspect of the initiative and is used to draw together a VDS that identifies, describes and illustrates local character valued by the community. The Countryside Agency recommends that VDSs should be adopted as supplementary planning guidance by the local planning authority.
12. The Committee considered the aims of VDSs and the details of the Ewyas Harold VDS. It was noted that Ewyas Harold Parish Council was preparing a Parish Plan and that the Village Design Statement would form the basis of the development of this plan. The Committee agreed that the Village Design Statements it had previously endorsed for Leintwardine, Much Marcle and Colwall should be adopted together with the Ewyas Harold VDS as Supplementary Planning Guidance to their respective Local Plans.
13. It was recommended to the Cabinet Member (Environment) that;
 - i. the Ewyas Harold Village Design Statement be adopted as interim Supplementary Planning Guidance as an expression of local distinctiveness and community participation;
 - ii. the Statement be treated as a material consideration when dealing with planning matters; and
 - iii. the Village Design Statements for Leintwardine, Much Marcle and Colwall be adopted instead of endorsed as Supplementary Planning Guidance to their respective local plans.

REVISED NATIONAL AND REGIONAL GUIDELINES FOR AGGREGATES PROVISION IN ENGLAND 2001-2016

14. The Committee considered a report setting out revised national and regional guidelines for the aggregate provision in England 2001 – 2016 in relationship to extraction within Herefordshire. As part of its programme of modernisation the ODPM is replacing planning policy guidance and minerals policy guidance notes with planning policy statements and mineral policy statements. The new guidelines set out the levels for mineral extraction nationally and reduce that for the West Midlands by some 19% with an increase in recycled material. The Committee agreed that the West Midlands Regional Aggregate Working Party should be commended to adopt the guidance which was more favourable to Herefordshire and the West Midlands for mineral extraction and recycling and that officers should be authorised to use the guidance with immediate effect for the purposes of the Unitary Development Plan preparation and the determination of planning applications.

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

- **BACKGROUND PAPERS – Agenda for meeting on 17 July 2003**