

**APPENDIX**

Ref. 1  
**SYMONDS YAT  
EAST**  
DSCE2003/2781/F

Conversion of forest tracks and former railway line to shared surface path for walkers and cyclists existing path between Royal Hotel car park and administrative area boundary at:

**SYMONDS YAT EAST, HEREFORDSHIRE.**

For: **SUSTRANS Ltd Per SUSTRANS Planning, 5 North Avenue, Exeter**

The Vice-chairman assumed the Chair for this item.

The Principal Planning Officer said that it would be possible for parking to be provided for the public at the Royal Hotel, Symonds Yat and on land owned by Forestry Enterprise. The Sub-Committee felt that in view of this, permission could be granted with the proviso that the additional car parking was made available for the public as part of the scheme if possible.

**RESOLVED: That the Officers named in the Scheme of Delegation to Officers be authorised to grant planning permission, subject to the applicants securing additional car parking for the public if possible, subject to the following:**

**1 A01 (Time limit for commencement (full permission) )**

**Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.**

Ref. 2  
**ORCOP**  
DCSW2003/2799/F

Replacement dwelling house and garage at:

**COLES TUMP, ORCOP, HEREFORDSHIRE, HR2 8SF**

For: **E & R Waghorn, Coles Tump, Orcop, Herefordshire, HR2 8SF**

**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. A07 (Development in accordance with approved plans )**

**Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.**

3. **B01 (Samples of external materials )**

**Reason: To ensure that the materials harmonise with the surroundings.**

4. **G04 (Landscaping scheme (general) )**

**Reason: In order to protect the visual amenities of the area.**

5. **G05 (Implementation of landscaping scheme (general) )**

**Reason: In order to protect the visual amenities of the area.**

6. **H10 (Parking - single house )**

**Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.**

Ref. 3  
**KINGSTHORNE**  
DCSW2003/2741/F

Proposed two storey extension at:

**2 CORONATION COTTAGE, KINGSTHORNE,  
HEREFORDSHIRE, HR2 8AL**

**For: Mr & Mrs G Turney, 2 Coronation Cottage,  
Kingsthorne, Herefordshire, HR2 8AL**

In accordance with the criteria for public speaking, Mrs Turney, the applicant spoke in favour of the application.

**RESOLVED: That subject to the receipt of suitably revised plans, the officers named in the Scheme of Delegation to Officers be authorised to approve the application subject to the following conditions and any further conditions considered necessary by officers:**

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. **A07 (Development in accordance with approved plans )**

**Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.**

3. **B01 (Samples of external materials )**

**Reason: To ensure that the materials harmonise with the surroundings.**

4. Details of the revised means of access to serve the property following erection of the extension shall be the subject of the prior written approval of the local planning authority before development commences on site.

**Reason:** In the interests of general highway safety and given the restricted area created between the access point and the garage.

□

Change of use and alterations to barn/land to provide dwelling. Alterations to access. Barn at:

**GRAIG FARM, NEWTON ST MARGARETS, VOWCHURCH, HEREFORDSHIRE, HR2 0QY.**

**For: Mr & Mrs N. Prosser per Mr A S Wood, The Beeches, North Road, Huntley, Glos. GL19 3DU**

In accordance with the criteria for public speaking, Mr Biggs spoke against the application.

**RESOLVED:** That subject to receipt of acceptable revised plans with regard to the design of the conversion, the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

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. A07 (Development in accordance with approved plans )

**Reason:** To ensure adherence to the approved plans in the interests of a satisfactory form of development.

3. B01 (Samples of external materials )

**Reason:** To ensure that the materials harmonise with the surroundings.

4. E16 (Removal of permitted development rights )

**Reason:** In order to protect the character and integrity of the original building.

5. F18 (Scheme of foul drainage disposal )

**Reason:** In order to ensure that satisfactory drainage arrangements are provided.

Ref. 4  
**VOWCHURCH**  
DCSW2003/2395/F

**6. G01 (Details of boundary treatments )**

**Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.**

**7. H03 (Visibility splays )**

**Reason: In the interests of highway safety.**

**8. H05 (Access gates )**

**Reason: In the interests of highway safety.**

**9. H06 (Vehicular access construction )**

**Reason: In the interests of highway safety.**

**10. H10 (Parking - single house )**

**Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.**

**Informative Notes**

- 1. HN01 - Mud on highway**
- 2. HN04 - Private apparatus within highway**
- 3. HN05 - Works within the highway**
- 4. HN24 - Drainage other than via highway system**

Ref. 5  
**MUCH BIRCH**  
DCSW2003/2839/F

Variation of condition 2 (siting) as attached to consent SW2002/1480/F, for replacement dwelling and double garage at:

**THE OLD BUNGALOWS, MINSTER FARM, MUCH BIRCH, HEREFORDSHIRE, HR2 8HS**

**For: Mr O Beman per Three Counties Planning Ltd,  
PO Box 69, Ross-on-Wye, Herefordshire, HR9 7WG**

**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. A07 (Development in accordance with approved plans )**

**Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.**

**Informative Note**

1. The applicant's attention is drawn to conditions 3 – 11, and informative notes 1 – 4, attached to planning permission granted on 27<sup>th</sup> June, 2002 (SW2002/1480/F) that still relate to the current planning application.

*Councillor NJJ Davies abstained from voting on this item*

Ref. 6  
**LLANGARRON**  
DCSE2003/1835/F

Alterations And Extensions To Existing Care Home To Provide 6 Additional Bedrooms at:

**DOVECOTE CARE HOME, LLANGARRON, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6PU**

For: **Mr P. Griffiths per The Brock Planning Consultancy, Kingston House, 45 Victoria Road, Coleford, Glos. GL16 8DS**

In accordance with the criteria for public speaking, Mrs Taylor-Sanders spoke against the application.

**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. **A09 (Amended plans )**

**Reason: To ensure the development is carried out in accordance with the amended plans.**

3. **Before the additional accommodation hereby approved is first brought into use an area shall be laid out within the curtilage of the property for car parking and turning. The parking area shall be properly consolidated, surfaced and drained in accordance with details to be submitted to and approved in writing by the local planning authority and that area shall not thereafter be used for any other purpose than the parking of vehicles.**

**Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.**

4. **G09 (Retention of trees/hedgerows )**

**Reason: To safeguard the amenity of the area.**

5. **F32 (Details of floodlighting/external lighting )**

**Reason: To safeguard local amenities.**

6. **F35 (Details of shields to prevent light pollution )**

**Reason: To minimise light overspill and to protect the amenity of neighbouring properties.**

**Informative Notes**

1. **With reference to condition No. 3, parking to serve the site shall be at a standard of 0.5 spaces per bedroom plus a minimum of one space for warden.**

2. **The Environment Agency advises:**

**It is noted that the applicant proposed to utilise the existing package sewerage treatment plant. The applicant should ensure that the existing foul drainage system is operating satisfactorily and is capable of accepting any potential increase in flow and loading resulting from this proposal without causing pollution.**

**The applicant should ensure that the land proposed for the soakaway has adequate permeability in accordance with BS 6297: 1983.**

**Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with section 34 of the Environment Protection Act 1990.**

Ref. 7  
**ROSS-ON-WYE**  
DCSE2003/3010/F

Extension and loft conversion. Detached garage at:

**HORNBEAM, WESTON UNDER PENYARD, ROSS-ON-WYE,  
HEREFORDSHIRE, HR9 7PA**

For: **Mr D Gardiner per Andrew Marcham & Co,  
7 Church Street, Newent, Gloucestershire, GL18 1PU**

In accordance with the criteria for public speaking, Mr Hercock, spoke against the application.

**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. **A06 (Development in accordance with approved plans )**

**Reason:** To ensure adherence to the approved plans in the interests of a satisfactory form of development.

Ref. 8  
**ROSS-ON-WYE**  
DCSE2003/2916/F

**2 storey extension to sixth form area at:**

**JOHN KYRLE HIGH SCHOOL, LEDBURY ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7ET**

**For: Herefordshire Council per Herefordshire Council Property Services, Franklin House, 4 Commercial Road, Hereford, HR1 2BB**

**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. **A06 (Development in accordance with approved plans )**

**Reason:** To ensure adherence to the approved plans in the interests of a satisfactory form of development.

Ref. 9  
**ROSS-ON-WYE**  
DCSE2003/2628/F

Change of use from butchers shop and car parking to office and machine repair workshop, phocle at:

**PHOCLE FARM, PHOCLE GREEN, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7TW**

For: **D.J. Jones per Mr C Goldsworthy, 85 St Owen Street, Hereford, HR1 2JW**

The Principal Planning Officer reported the receipt of an objection from Upton Bishop Parish Council. He also advised that the Head of Environmental Health and Trading Standards had requested that the hours of opening on Saturdays should be reduced to 8 am – 2 pm, which the Sub-Committee agreed with.

**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. **A07 (Development in accordance with approved plans )**

**Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.**

3. **E06 (Restriction on Use )**

**Reason: The local planning authority wish to control the specific use of the land/premises, in the interest of local amenity.**

4. **E05 (Restriction on hours of use (industrial) )**

**Reason: In order to protect the amenity of occupiers of nearby properties.**

5. **F32 (Details of floodlighting/external lighting )**

**Reason: To safeguard local amenities.**

6. **F35 (Details of shields to prevent light pollution )**

**Reason: To minimise light overspill and to protect the amenity of neighbouring properties.**

7. **No operations associated to the use hereby approved nor the storage of any plant, material, machinery or vehicles shall be carried out or stored outside of the existing building on the site unless otherwise first agreed in writing by the local**



**planning authority.**

**Reason: To protect the visual appearance, rural character and residential amenity of the surrounding countryside.**

**8. G04 (Landscaping scheme (general) )**

**Reason: In order to protect the visual amenities of the area.**

**9. G05 (Implementation of landscaping scheme (general) )**

**Reason: In order to protect the visual amenities of the area.**

Ref. 10  
**ROSS-ON-WYE**  
DCSE2003/2323/F

Demolition of farm buildings. Re-development of land for 66 houses, conversion of barn, provision of off-site drainage and re-alignment of farm track at:

**LAND FORMERLY PART OF VINE TREE FARM, WALFORD ROAD, ROSS-ON-WYE, HEREFORDSHIRE**

**For: Lovell Partnerships, River House, Ynysbridge Court, Gwaelod-y-Garth, Cardiff CF15 9YY**

The Principal Planning Officer advised that the applicants had offered to contribute £25,000 towards the costs of open space/landscaping and £20,000 to assist with a traffic calming scheme in Walford Road.

In accordance with the criteria for public speaking, Mr Gray of Tudorville Residents Association spoke against the application and Mr Thomas, the Agent acting on behalf of the applicant spoke in favour.

Councillor Mrs CJ Davies, one of the local Ward Councillors, had concerns about highway safety issues in view of the additional traffic that would be generated by the proposed development and felt that the matter needed addressing before construction started. Councillor MR Cunningham also had concerns about highway safety issues and Councillor H Bramer suggested that there was a need for a complete appraisal of road safety issues in the vicinity of the junction with Walford Road, before approval was granted.

The Principal Planning Officer said that it would be difficult to impose conditions about traffic calming being completed before dwellings were occupied and the Chief Development Control Officer advised that such schemes had to follow a lengthy consultation process and that it may be unreasonable to impose conditions that were too rigorous or deal with matters which should properly be addressed by Transportation.

The Sub-Committee still had concerns about highway safety issues and felt that consideration of the application should be deferred to allow the Officers to discuss these concerns further with the applicants.

**RESOLVED: That consideration of the application be deferred for the Officers to discuss traffic calming issues in relation to the scheme in more detail.**