

APPENDIX

Ref. 1
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

RESOLVED: That subject to the receipt of acceptable revised drawings:

- 1) The County Secretary and Solicitor be authorised to complete a planning obligation under Section 106 of the Town and Country Planning Act 1990 with regard to financial contributions towards off-site provision of amenity facilities and traffic-calming measures and management of the surface water drainage arrangements, affordable housing and any additional matters and terms as considered appropriate.
- 2) Upon completion of the aforementioned planning obligation that 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 B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.
 - 3 G01 (Details of boundary treatments)

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.
 - 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 G11 (Retention of hedgerows (where not covered by Hedgerow Regulations))**

Reason: To ensure that the application site is properly landscaped in the interests of the visual amenity of the area.
- 7 F48 (Details of slab levels)**

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.
- 8 F20 (Scheme of surface water drainage)**

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.
- 9 H03 (Visibility splays)**

Reason: In the interests of highway safety.
- 10 H11 (Parking - estate development (more than one house))**

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.
- 11 H17 (Junction improvement/off site works)**

Reason: To ensure the safe and free flow of traffic on the highway.
- 12 H18 (On site roads - submission of details)**

Reason: To ensure an adequate and acceptable means of access is available before the dwelling or building is occupied.
- 13 H21 (Wheel washing)**

Reason: To ensure that the wheels of vehicles are cleaned before leaving the site in the interests of highway

safety.

14 H27 (Parking for site operatives)

Reason: To prevent indiscriminate parking in the interests of highway safety.

15 H28 (Public rights of way)

Reason: To ensure the public right of way is not obstructed.

INFORMATIVE NOTES

1 HN04 - Private apparatus within highway

2 HN05 - Works within the highway

3 HN08 - Section 38 Agreement details

4 HN09 - Drainage details for Section 38

5 HN10 - No drainage to discharge to highway

6 HN13 - Protection of visibility splays on private land

7 HN19 - Disabled needs

8 N15 - Reason(s) for the Grant of Planning Permission

Ref. 2
EWYAS HAROLD
DCSW2003/2345/F

Stabilisation of approx 90m of bank to the Dulas Brook with gabions, to prevent bank erosion at:

HORSECROFT, EWYAS HAROLD, HEREFORD, HR2 0EQ

For: **Herefordshire Housing, Thorn Business Park,
Unit 3, Rotherwas Industrial Estate, Hereford, HR2 6JT**

The Principal Planning Officer (Minerals and Waste) reported a letter from an objector (Mr Wells of Stone House) stating that his views had not been taken into account and requesting that the application be deferred. The officer confirmed that the objection had been acknowledged and the points made taken into consideration.

In accordance with the criteria for public speaking Father Carney 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. 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. The development shall not be commenced unless and until:

- a) a plan and scheme for post-construction management designed to increase the nature conservation potential of the development, and
- b) details of pre-seeded matting covers to the gabions have been submitted to and approved in writing by the local planning authority, and both the plan and scheme shall be implemented as approved.

Reason: In the interests of the landscape and nature conservation.

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

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

5. During the process of constructing the development hereby permitted, no materials capable of trapping or injuring otters shall be left overnight within three metres of the bank of the Dulas Brook.

Reason: In the interests of protecting otters, a statutorily protected species.

INFORMATIVE**1. N15 – Reason(s) for the Grant of Planning Permission**

Councillors GW Davis and JW Edwards abstained from voting on this item.

Ref. 3
MADLEY
DCSW2003/1769/F

Residential development comprising: three no. 3 bed detached houses, two no. 2 bed semi-detached houses and three no. 2 bed terraced houses at:

MONTROSE, MADLEY, HEREFORD, HR2 9LS

**For: M. F. Freeman Ltd per James Spreckley, MRICS FAAV,
Brinsop House, Brinsop, Herefordshire,
HR4 7AS**

The Principal Planning Officer reported that acceptable amended plans had been received from the applicant. The Local Ward Member, Councillor DC Taylor, asked if provision would be made to retain the holly hedge on one of the boundaries of the site and the Principal Planning Officer said that this would be protected through the appropriate planning conditions.

RESOLVED: That the Officers named in the Scheme of delegation to Officers be authorised to grant planning permission, 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. D01 (Site investigation - archaeology)

Reason: To ensure the archaeological interest of the site is recorded.

5. E18 (No new windows in specified elevation)

Reason: In order to protect the residential amenity of adjacent properties.

6. Foul water and surface water discharges must be drained separately from the site.

Reason: To protect the integrity of the Public Sewerage System.

7. No surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

- 8. No land drainage run-off will be permitted, either directly or indirectly, to discharge into the public sewerage system.**

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

- 9. G01 (Details of boundary treatments)**

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

- 10. G04 (Landscaping scheme (general))**

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

- 11. G05 (Implementation of landscaping scheme (general))**

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

- 12. H03 (Visibility splays)**

Reason: In the interests of highway safety.

- 13. H11 (Parking - estate development (more than one house))**

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

- 14. H27 (Parking for site operatives)**

Reason: To prevent indiscriminate parking in the interests of highway safety.

INFORMATIVES

- 1. N15 - Reason(s) for the Grant of Planning Permission**
- 2. HN01 - Mud on highway**
- 3. HN05 - Works within the highway**
- 4. HN10 - No drainage to discharge to highway**

Ref. 4
EWYAS HAROLD
DCSW2003/1804/O

□

Site for erection of a pair of semi-detached houses on existing beer garden/car park, at:

TEMPLE BAR INN, EWYAS HAROLD, HEREFORDSHIRE, HR2 0EU

For: **Mr C J W Castle, Hazelwood, Ewyas Harold, Herefordshire, HR2 0EU**

The Principal Planning Officer reported the receipt of a letter in support of the application.

In accordance with the criteria for public speaking Mr CJW Castle, the applicant, spoke in favour of the application.

RESOLVED: That planning permission be granted subject to the following conditions:

1. **A02 (Time limit for submission of reserved matters (outline permission))**

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

2. **A03 (Time limit for commencement (outline permission))**

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

3. **A04 (Approval of reserved matters)**

Reason: To enable the local planning authority to exercise proper control over these aspects of the development.

4. **A05 (Plans and particulars of reserved matters)**

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

5. **D01 (Site investigation - archaeology)**

Reason: To ensure the archaeological interest of the site is recorded.

6. **E18 (No new windows in specified elevation)**

Reason: In order to protect the residential amenity of adjacent properties.

7. **Foul water and surface water discharges must be drained separately from the site.**

Reason: To protect the integrity of the public sewerage system.

8. **Surface water discharges will only be permitted to discharge to the public surface water sewerage system.**

Reason: To prevent hydraulic overloading of the public foul/combined sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

9. **No land drainage run-off will be permitted, either directly or indirectly, to discharge into the public sewerage system.**

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

10. **F49 (Finished floor levels (area at risk from flooding))**

Reason: To protect the development from flooding.

11. **H01 (Single access - not footway)**

Reason: In the interests of highway safety.

12. **H03 (Visibility splays)**

Reason: In the interests of highway safety.

13. **H05 (Access gates)**

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

15. **H12 (Parking and turning - single house)**

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

16. **H13 (Access, turning area and parking)**

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

highway.

17. H27 (Parking for site operatives)

Reason: To prevent indiscriminate parking in the interests of highway safety.

INFORMATIVES

1. N15 - Reason(s) for the Grant of Planning Permission
2. HN01 - Mud on highway
3. HN04 - Private apparatus within highway
4. HN05 - Works within the highway

Ref. 5
ROSS-ON-WYE
DCSE2003/3177/F

Single storey extensions to front and side of dwelling at:

13 SYCAMORE CLOSE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5UA

For: **Mr & Mrs R Hayes per D Kirk & Associates, Flat 2, 11 Station Street, Ross-on-Wye, Herefordshire HR9 7AG**

A letter of objection was read out by the Senior Planning Officer.

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 Before any work commences on site full details of the materials to be used externally on the walls (above window level only) on the north east elevation of the living room extension, hereby approved, shall first be submitted to and be subject to the prior written approval of the local planning authority.

Reason: To ensure that the development is satisfactory in appearance.

INFORMATIVE

- 1 **N03 - Adjoining property rights**
- 2 **N14 - Party Wall Act 1996**
- 3 **N15 - Reason(s) for the Grant of Planning Permission**

Ref. 6
BLAKEMERE
DCSW2003/3390/F

General purpose agricultural shed and new access road, at:

**PARCEL 2625, HOLYWELL, BLAKEMERE, HEREFORDSHIRE.
HR2 9JW**

For: **J Stevens, Harefield, Almeley Road, Eardisley, Hereford,
HR3 6PP**

The receipt of a twenty-five-signature petition and three letters objecting to the application, was reported. The Principal Planning Officer said that the names of two of the objectors, Mr and Mrs Foulds had been omitted from the report, but that their concerns about the application had been included in the text of the report.

In accordance with the criteria for public speaking, Mr Foulds and Mr Wooley spoke against the application. Mr Stevens, the applicant spoke in favour.

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. **B10 (Details of cladding (agricultural and industrial buildings)**

Reason: To minimise the visual impact of the development.

4. **Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, vessel or the combined capacity of**

interconnected tanks or vessels plus 10%. All filling points, associated pipework, vents, gauges and sight glasses must be located within the bund or have separate secondary containment. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground and protected from accidental damage. All filling points and tank vessels overflow pipe outlets shall be detailed to discharge downwards into the bund.

Reason: To prevent pollution of the water environment.

5. F03 (Restriction on specified activities)

Reason: To protect the amenities of nearby properties.

6. G04 (Landscaping scheme (general))

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

7. G05 (Implementation of landscaping scheme (general))

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

INFORMATIVES

1. N15. Reason(s) for the Grant of Planning Permission

- 2. It is the responsibility of the applicant to ensure that the spring, located on this site, is not affected as a result of this development.**

Ref. 7
PETERCHURCH
DCSW2003/3551/F

Proposed 6 no stables, tack and hay barn, dungstead, creation of hard standing and grazing for horses, land at:

PETERCHURCH, PART PARCEL NO 9100, PETERCHURCH, HEREFORDSHIRE

For: Mr & Mrs D. L. Hancorn per Thompsons Agriculture House, Tillington Road, Hereford, HR4 9QJ

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. H01 (Single access - not footway)

Reason: In the interests of highway safety.

5. H03 (Visibility splays)

Reason: In the interests of highway safety.

6. H05 (Access gates)

Reason: In the interests of highway safety.

7. H06 (Vehicular access construction)

Reason: In the interests of highway safety.

8. H13 (Access, turning area and parking)

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

9. H27 (Parking for site operatives)

Reason: To prevent indiscriminate parking in the interests of highway safety.

INFORMATIVES

1. N15 - Reason(s) for the Grant of Planning Permission

2. HN01 - Mud on highway

3. HN04 - Private apparatus within highway

4. HN05 - Works within the highway

HEREFORDSHIRE, HR9 6PZ

For: **Wye Lea Leisure Ltd per M E Thorne & Co, The Ridge, Buckcastle Hill, Bridstow, Ross On Wye**

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 B01 (Samples of external materials)

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

3 The relief manager's bedroom and associated accommodation outlined in red on the plan attached to this permission shall only be occupied by a person employed at Wye Lea Country Manor holiday centre or as holiday accommodation and shall not be used as a separate residential unit.

Reason: It would be contrary to the policy of the local planning authority to grant planning permission for a residential unit in this location without the special need to provide on-site accommodation.

INFORMATIVE

1. N15 – Reason(s) for the grant of planning permission

Ref. 9
ROSS-ON-WYE
DCSE2003/3316/F

Two storey extension, at:

DESIGN HOUSE, BULLS HILL, ROSS ON WYE, HEREFORDSHIRE HR9 5SD

For: **Mr & Mrs R Porter, Design House, Bulls Hill, Ross-on-Wye, Herefordshire, HR9 5SD**

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. B01 (Samples of external materials)

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

3. Notwithstanding the approved drawings, the fenestration of the extension shall not be as shown but in accordance with details, which shall include the size, type and materials of construction which have been submitted to and approved in writing by the local planning authority.

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

INFORMATIVE

1. N15 - Reason(s) for the Grant of Planning Permission

Ref. 10
ROSS-ON-WYE
SE2002/3827/F

Proposed new dwelling for staff accommodation at:

**YE HOSTELERIE HOTEL, GOODRICH, ROSS-ON-WYE
HEREFORDSHIRE.**

For: Ye Hostellerie per D Kirk and Associates, Flat 2, 11 Station Street, Ross-on-Wye, Herefordshire HR9 7AG

The receipt of a further letter from a neighbour expressing concerns about the first floor window overlooking his property was reported. The Principal Planning Officer said that revised plans had been submitted by the applicant. Members had concerns about the window and took the view that it should be of obscure glass and not have an opening light. The Principal Planning Officer said that he could discuss the concerns with the applicant to arrive at a satisfactory solution.

RESOLVED: that 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 B01 (Samples of external materials)

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

3 G04 (Landscaping scheme (general))

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

4 G05 (Implementation of landscaping scheme (general))

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

5 G01 (Details of boundary treatments)

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

6 F48 (Details of slab levels)

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.

7 F18 (Scheme of foul drainage disposal)

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

8 E16 (Removal of permitted development rights)

Reason: [Special Reason].

9 E18 (No new window in specified elevation)

Reason: In order to protect the residential amenity of adjacent properties.

10 E19 (Obscure glazing to windows)

Reason: In order to protect the residential amenity of adjacent properties.

11 The occupation of the dwelling shall be limited to a person solely or mainly employed at Ye Hostellerie Hotel and any resident dependants.

Reason: It would be contrary to the policy of the local planning authority to grant planning permission for a residential unit in this location without the special need to provide on-site accommodation.

INFORMATIVE

1 N15 - Reason(s) for the Grant of Planning Permission

Ref. 11

ROSS-ON-WYE

DCSE2003/3203/F

Convert rear showroom to two self-contained flats and redevelop rear yard to provide four self-contained flats with courtyard landscaping at:

OLD BAKERY MEWS, 12 BROOKEND STREET, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7EG

For: **Mr F Fryer per B S Technical Services, The Granary Studio, Lower House, Bryngwyn, Raglan NP15 2BL**

The receipt of letters of objection from occupants of properties at Fontaine Court and an e-mail from the Housing Association owning adjoining properties regarding concerns about loss of light was reported.

RESOLVED: That subject to the receipt of suitably amended plans, 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 C02 (Approval of details)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

3 G04 (Landscaping scheme (general))

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

4 G05 (Implementation of landscaping scheme (general))

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

INFORMATIVE

1 N15 – Reason(s) for the Grant of Planning Permission

Ref. 12
**WESTON UNDER
PENYARD**
SE2003/3209/J

Remove one thuja tree at:
**HUNSDEN MANOR, WESTON UNDER PENYARD, ROSS ON
WYE**
For: **M F Freeman Ltd, Ruardean Works, Varnister Road, Nr
Drybrook, Glos GL17 9BH**

In accordance with the criteria for public speaking Mrs Backhouse of Weston Under Penyard Parish Council spoke against the application. The Committee was concerned that the scheme had not been constructed in accordance with the approved plans and that the thuja tree had been left in a dangerous condition. It was agreed that the tree could be removed but that its replacement should be of notable worthiness.

RESOLVED: That Consent to fell the thuja be GRANTED subject to the following conditions:

1. **The works shall be carried out in accordance with BS3998 recommended for works to trees.**

Reason: In the interest of good tree management.

2. **The thuja tree hereby approved to be felled shall be replaced by one semi-standard tree of such species and in a location to be agreed in writing with the local planning authority in consultation with the local Ward Councillor. The replacement tree shall be planted within 12 months of the removal of the tree subject to this approval.**

Reason: To maintain the visual and environmental quality of the site and surrounding area.

3. **The works must be begun not later than the expiration of two years from the date of this permission.**

Reason: To ensure the that works hereby approved are appropriate to the specific application for which they were approved, in view of the likely growth of the tree in question.

NOTE: This approval does not grant consent for works to the line of beech trees, proposals for which were withdrawn in the applicant's communication dated 5th January, 2004.

Background Papers

1. **Development Control File SE2003/3900/F**
2. **Herefordshire Unitary Development Plan (Deposit draft)**

3. South Herefordshire District Local Plan
4. Hereford and Worcester County Structure Plan
5. Tree Preservation Orders – a Guide to the Law and Good Practice (DETR, March 2000)
6. BS 5837:1991 – Guide for Trees in relation to Construction (BSi)
7. BS 3998:1989 – Recommendations for Tree Work (BSi)

Ref. 13
**WESTON UNDER
PENYARD**
SE2003/3510/J

Cut back cedar trees to create minimum clearance of 5m over new access and adjacent to A 40 and remove deadwood at:

HUNSDEN MANOR, WESTON UNDER PENYARD, ROSS ON WYE

For: M F Freeman Ltd, Ruardean Works, Varnister Road, Nr Drybrook, Glos GL17 9BH

In accordance with the criteria for public speaking Mrs Backhouse of Weston Under Penyard Parish Council spoke against the application.

The Sub-Committee was concerned that the developers wished to breach the conditions of the Tree Preservation Order, despite having obtained planning permission for the scheme in full knowledge of it.

RESOLVED: That consent be not granted for works to the trees covered by a tree preservation order because of the impact on the visual amenity of the area.