

MINUTES of the meeting of Planning Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday 27 April 2011 at 10.00 am

Present: Councillor TW Hunt (Chairman)
Councillor RV Stockton (Vice Chairman)

Councillors: PGH Cutter, H Davies, JHR Goodwin, DW Greenow, RC Hunt, G Lucas, RI Matthews, RH Smith, AP Taylor, DC Taylor, WJ Walling, PJ Watts and JD Woodward

143. APOLOGIES FOR ABSENCE

Apologies were received from Councillors ACR Chappell, KS Guthrie, JW Hope & JE Pemberton.

144. NAMED SUBSTITUTES (IF ANY)

In accordance with paragraph 4.1.23 of the Council's Constitution, Councillor GH Goodwin attended the meeting as a substitute member for Councillor KS Guthrie and JH Smith for JW Hope.

145. DECLARATIONS OF INTEREST

8. DMS/110101/F - Land Rear of Greytree Lodge, Second Avenue, Ross on Wye, Herefordshire, HR9 7HT.
Councillor G Lucas, Personal Interest.

146. MINUTES

RESOLVED: That the Minutes of the meetings held on 23 March and 6 April be approved as a correct record and signed by the Chairman.

147. CHAIRMAN'S ANNOUNCEMENTS

The Chairman thanked Members and officers for their contribution to the Committee and hard work during the preceding years. He also thanked those who had participated in public speaking. There had been considerable changes to the planning system brought about by the new Constitution and these had been dealt with admirably. He wished good luck to those Members who were participating in the forthcoming elections.

148. APPEALS

The Committee noted the report.

149. DMN/110531/FH - BRYNCURL, PEMBRIDGE, LEOMINSTER, HEREFORDSHIRE, HR6 9HY

The Acting Principal Planning Officer gave a presentation about the application for a two storey extension at the property. He advised that following the publication of the agenda, Pembridge Parish Council had written in to say that it had no objections to the application. He suggested that in the interests of the amenities of nearby dwellings, an additional

condition should be attached to any planning permission granted to restrict the hours of work during the construction of the extension.

Having considered all the facts regarding the application, the Committee decided that it should be approved, together with the additional condition proposed by the Acting Principal Planning Officer.

RESOLVED

That planning permission be granted subject to the following conditions:

1. **A01 - Time limit for commencement (full permission)**
2. **B01 - Development in accordance with the approved plans**
3. **C02 - Matching external materials (extension)**
4. **The rooflights to be installed in to the roofing elevations as indicated on plan number 854.03 will be 'Conservation rooflights' which will be flush with the roof line.**

Reason: In order to protect the character of the surrounding Conservation Area and to comply with Policy HBA6 of the Herefordshire Unitary Development Plan.

5. **CAI - Parking**
6. **I16 – hours of work during construction**

Reason: to protect the amenity of nearby dwellings

INFORMATIVES:

1. **HN28 - Highways Design Guide and Specification**

150. DMS/110101/F - LAND REAR OF GREYTREE LODGE, SECOND AVENUE, ROSS ON WYE, HEREFORDSHIRE, HR9 7HT

A report was presented by the Senior Planning Officer about an application for a bungalow with vehicular access on land at the rear of Greytrees Lodge Ross-on-Wye.

In accordance with the criteria for public speaking Mr Ellis, a neighbouring resident, spoke in objection to the application and Mr Smith, the applicant's agent, spoke in support.

In accordance with paragraph 4.8.2.2 of the Council's Constitution, Councillor G Lucas, a Local Ward Member, addressed the Committee. He expressed the view that the application was no different to the previous ones which had been refused in the past and said that he was opposed to it on the grounds of the additional noise that would be created to the detriment of local residents, and the proposed vehicular access from a narrow road. Councillor Lucas thereupon withdrew from the meeting.

Members discussed the application and had some reservations about it on the grounds of:

- previous refusals for similar applications;

- potential disturbance to local residents;
- overdevelopment of back garden land on a restricted plot;
- design of the proposed property;
- potential overlooking of adjoining properties;
- the impact of vehicular access from a narrow avenue and near to a junction;

The Development Manager drew attention to the fact that although an appeal lodged against a previous refusal had been dismissed, the Inspector had concluded that a bungalow on the site would not have an adverse impact on the area which was characterised by a mix of dwelling types. He did however determine that traffic noise together with the slamming of car doors, raised voices and other associated noise could have an adverse impact on the amenity of neighbours. In the case of the new application, the officers were satisfied that the steps proposed by the applicants to provide a 6' wooden on part of the boundary and a tarmaced drive, would help to reduce potential noise disturbance. The officers were of the view that additional noise would not be significant when compared to that already generated by the adjoining A40. He also drew attention to the view of the Inspector that the proposal would not have a significant impact on highway safety.

Notwithstanding the views of the officers, the Committee decided that the application should be refused because of the concerns that it had about the impact of the proposals on the amenity of local residents.

RESOLVED

That the application be refused for the following reasons:

- (i) the restricted nature of the plot;**
- (ii) Planning policies DR1 and H13 regarding design;**
- (iii) the constrained access & egress; and**
- (iv) noise disturbance to local residents**

151. DATE OF NEXT MEETING

The Planning Committee noted the date of the next meeting.

APPENDIX 1 - SCHEDULE OF COMMITTEE UPDATES

The meeting ended at 10.39 am

CHAIRMAN

PLANNING COMMITTEE

27 April 2011

Schedule of Committee Updates/Additional Representations

Note: The following schedule represents a summary of the additional representations received following the publication of the agenda and received up to midday on the day before the Committee meeting where they raise new and relevant material planning considerations.

DMN/110531/FH - Proposed two storey extension at Bryncurl, Pembridge, Leominster, Herefordshire, HR6 9HY

For: Mr Hardy per Mr Stephen Potter, Pomona Office Kings Acre Road, Hereford, HR4 0SN

ADDITIONAL REPRESENTATIONS

Pembridge Parish Council have no objections.

OFFICER COMMENTS

In the interests of the amenities of nearby dwellings it is recommended that an additional condition is attached to any permission to restrict the hours of work during construction.

CHANGE TO RECOMMENDATION

Add Condition I16.

