

REPORT OF THE PLANNING COMMITTEE

Meetings Held on 31st March 2004, 23rd April 2004

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 from Council Members.
 - (a) DCSW2003/3801/F – Extension of protective safety netting between the cricket square and the bowling green, Dorstone Playing Fields, Dorstone;
 - (b) DCCW2004/2029/F – Proposed dwelling at plot 2 Lower Orchards, Burghill; and
 - (c) DCCE/2004/0026/F – Proposed development to provide nineteen residential units at Mill Court Village, Ledbury Road, Hereford.

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 or refuse them, contrary to officer advice and the Council's planning policies.
 - (a) DCNE2003/2798/F – Erection of ten three bedroomed dwellings with garages at site of Station Road, Colwall – mindful to refuse; and
 - (b) DCCE2004/0220/F – Proposed building for the storage and repairs of agricultural, horticultural, automotive and plant machinery at Thorny Orchard part of OS Plot 8691 Coughton, Ross-on-Wye – mindful to approve.
3. The Committee has given detailed consideration to each application including the reasons why the Area Sub-Committees were mindful to approve or refuse 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, applicants and objectors gave their reasons for requiring approval or refusal.
4. The Committee has taken into consideration all the facts regarding the applications. In respect of the application for Station Road, Colwall, the Committee has decided to refuse the application on the grounds that the proposed scheme was considered to be detrimental to the landscape quality of the Malvern Hills Area of Outstanding Natural Beauty and that it was not essential to the social and economic needs of the local community. The application in respect of Thorny Orchard, Coughton was approved by the Committee because it considered that the applicant provided a vital repair and maintenance service to the local agricultural community and the business would not be harmful to the local countryside in view of the proposed landscaping scheme and its isolated location

DRAFT PLANNING POLICY STATEMENT NOTE: PPS 6

5. As part of its consultation exercise the Office of the Deputy Prime Minister (ODPM) has sought the views of local authorities and interested parties about its proposals contained in Draft Policy Planning Statement (PPS) 6 on Planning for town centres. The key elements of the statement are:

- a re-emphasis of the 'Town Centres First' objective;
- support for the plan-led approach at Regional and Local levels;
- local authorities to positively plan for growth and growing town centres; and
- to tackle social exclusion by ensuring access to wide range of everyday goods and services and to promote more sustainable patterns of development and less reliance on the car.

The Committee has made a number of recommendations to the Cabinet Member (Environment) for a response to be made to the ODPM in respect of the Statement.

CONSULTATION PAPER ON PLANNING POLICY STATEMENT 1 (PPS1): CREATING SUSTAINABLE COMMUNITIES

6. The ODPM has invited comments on PPS1, which will replace PPG1 and will assist the Government in achieving its aim of reforming the planning system. PPS1 is an integral part of clause 38 of the Planning and Compulsory Purchase Bill which includes provision for the preparation of regional and local plans which will encompass the aims of sustainable development, the purpose of the planning system, the spatial planning approach and community involvement in planning. The key policy messages from the ODPM are:

- the need for planning authorities to take an approach based on integrating the aims of sustainable development;
- the need for positive planning to achieve sustainable development objectives and proactive management of development, rather than simply regulation and control;
- the need for plans to set clear visions for communities and help to integrate the wide range of activities relating to development and regeneration; and
- the need for the planning system to be transparent, accessible and accountable, and to actively promote participation and involvement.

7. The Committee has made a number of recommendations to the Cabinet Member (Environment) for a response to be submitted to the ODPM.

WELLINGTON PARISH PLAN

8. The Committee has recommended to the Cabinet Member (Environment) that the Wellington Parish Plan be adopted as interim supplementary planning guidance as an expression of local distinctiveness and local participation. The Committee congratulated those involved in the preparation of the publication and the hard work that had been undertaken by the local community in producing such a well-written and informative document.

PLANNING DELIVERY GRANT

9. The Council had been awarded £406,262 for the Planning Delivery Grant, which was some £80,000 more than 2003 and reflected the hard work undertaken by the Planning Services staff, particularly those involved in the Unitary Development Plan and Development Control. The Committee congratulated all members of the Planning Services Division for their impressive achievement.

HEREFORDSHIRE UNITARY DEVELOPMENT PLAN – REVISED DEPOSIT DRAFT

10. The revised Deposit Draft has been published with a six-week period available for comments to be made to the proposed changes. Public notices, press releases, exhibitions and leaflets would inform of the publication and highlight the main changes being proposed. The revised Plan will be sent to all parish councils and also be submitted to the next round of the Local Area Forums. The individuals and organisations that have made previous comments on the Plan will also be notified separately. The Plan can be viewed at the Council's Info in Herefordshire shops, help points at libraries, Council Offices and on the Council's website. Arrangements have been made for new and outstanding objections to be considered by an Independent Planning Inspector at a Public Local Inquiry, which will open on Tuesday, 1st February, 2005.

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

BACKGROUND PAPERS

- Agenda for the meetings of the Planning Committee held on 31st March and 23rd April 2004.