

**APPENDIX**

Ref. 1  
**CLEHONGER**  
DCSW2004/1022/F

Bricking-Up Front To Porch And New Door (Retrospective Application) at:

**8 BIRCH HILL ROAD, CLEHONGER, HEREFORD, HR2 9RD**

**For:** V. Edwards per Mr. R. Morris, 8 Birch Hill Road, Clehonger, Hereford, HR2 9RD

**RESOLVED: That planning permission be granted.**

Ref. 2  
**KYNASTON**  
DCSE2004/0768/F

Proposed agricultural building at:

**HALL END FARM, KYNASTON, LEDBURY, HEREFORDSHIRE, HR8 2PD**

**For:** E J Farms Ltd per Mr J C Ashton, The Orchard Office, Union Place, Off Northwick Road Worcester WR3 7DX

**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 B08 (Dark roof colouring (agricultural buildings) )**

**Reason: To protect the visual amenities of the area.**

**4 The building hereby approved shall not be used to house livestock on an intensive basis.**

**Reason: To define the terms to which this planning permission relates and to protect the residential amenities of nearby dwellings.**

**5 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.**

**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.

**8 Before any work commences on site details of the top surface intended for the new vehicular turning area shall first be submitted to and be subject to the prior written approval of the local planning authority.**

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

**9 F32 (Details of floodlighting/external lighting )**

**Reason:** To safeguard local amenities.

**10 Details of external cowls, louvres or other shields to be fitted to the external lighting to reduce light pollution shall be submitted to and agreed in writing with the local planning authority before the external lighting is erected. The approved shields shall thereafter be retained in perpetuity.**

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

**Informatives:**

**1 The Environment Agency advises:**

- i All washwaters, manures and stable waste should be collected, stored and disposed of in accordance with DEFRA "Code of Good Agricultural Practice for the Protection of Water".**
- ii 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.**
- iii Surface water run-off should be controlled as near to its source as possible through a sustainable**

drainage approach to surface water management. This approach involves using a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands to reduce flood risk by attenuating the rate and quantity of surface water run-off from a site. This approach can also offer other benefits in terms of promoting groundwater recharge, water quality improvement and amenity enhancements. Approved Document Part H of the Building Regulations 2000 sets out a hierarchy for surface water disposal which encourages a SUDs approach.

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

Ref. 3  
**WESTON UNDER  
 PENYARD**  
 DCSE2004/0983/F

Erection of a storage shed at:

**WESTON UNDER PENYARD C OF E PRIMARY SCHOOL,  
 WESTON UNDER PENYARD, ROSS-ON-WYE,  
 HEREFORDSHIRE, HR9 7PA**

**For:** The Governors of the School per Mr Price, Ty-Angles,  
 Llangrove, Ross-on-Wye, Herefordshire HR9 6EZ

The receipt of four letters of objection was reported.

In accordance with the criteria for public speaking Mr Bird spoke in favour of the application.

**RESOLVED:** That subject to no further objections raising additional material planning considerations on the expiry of the consultation period, the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional considered necessary by officers:

- 1 **Within 3 months of the date of this permission the new fence/trellis shall be erected in accordance with details which have been submitted to and approved in writing by the local planning authority.**

**Reason:** To protect the visual amenities of the area.

- 2 **Within one month of the date of this permission a planting scheme including a timetable for implementation shall be submitted to and approved in writing by the local planning authority.**

**Reason:** To protect the visual amenities of the area.

- 3** The approved planting scheme shall be implemented in accordance with the agreed timetable, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5 year defects period.

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

- 4** Within 3 months of the date of this permission the roof of the shed shall be re-built and the shed stained in accordance with the drawings hereby approved.

**Reason:** To protect the visual amenities of the area.

**Informative:**

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

Retention of Bryntirion and erection of nine houses with garaging and associated highways at:

**BRYNTIRION B4349, KINGSTONE, HEREFORDSHIRE HR2 9HJ**

**For:** Westbury Homes Holdings Ltd per Turley Associates, Apsley House, 35 Waterloo Street, Birmingham B2 5TJ

The Committee felt that it would be more desirable to have one point of vehicular access serving Bryntirion and the proposed dwellings, rather than two separate vehicular accesses. The Southern Divisional Planning Officer said that he would discuss the matter with the applicant.

**RESOLVED:** That subject to no further objections raising additional material planning considerations by the end of the consultation period, 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

Ref. 4  
**KINGSTONE**  
DCSW2003/3266/F

**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 E17 (No windows in side elevation of extension )**

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

**5 G04 (Landscaping scheme (general) )**

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

**6 G05 (Implementation of landscaping scheme (general) )**

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

**7 G18 (Protection of trees )**

**Reason: To ensure adequate protection to existing trees which are to be retained, in the interests of the character and amenities of the area.**

**8 G21 (Excavations beneath tree canopy)**

**Reason: To prevent the unnecessary damage to or loss of trees.**

**9 Details of surfacing for all new driveways and paths under the canopy of existing trees to remain on the site shall be the subject of the prior written approval of the local planning authority before any development commences on site.**

**Reason: In order to protect the root systems of trees in the interest of protecting the amenity of the site.**

**Informative:**

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

Ref. 5  
**MADLEY**  
DCSW2004/0918/F

Proposed alterations to approved layout, alternative house type for plot 1, addition of plot 5 and entrance wall at:

**LAND ADJACENT TO SEABOURNE HOUSE, MADLEY, HEREFORDSHIRE, HR2 9PL**

**For:** H T Developments Ltd per Axy's Design, 30 Grove Road, Hereford HR1 2QP

In accordance with the criteria for public speaking Mrs Wild spoke against the application.

The Sub-Committee discussed the application and felt that the proposal to include a fifth dwelling would be detrimental to the layout and have an adverse impact on Seabourne House which was adjoining. The Sub-Committee took the view that a fifth dwelling would not be in keeping with the other dwellings and that there was a danger that it could generate potential problems of vehicles parking on the access road to the development.

**RESOLVED: That**

- (I) **The Southern Area Planning Sub-Committee is minded to refuse the application on the grounds that the proposed dwelling would be invasive to the privacy enjoyed by the residents of Seabourne House and that five dwellings would prove to be over-intensive development of the site (and any further reasons for refusal felt to be necessary by the Head of Planning Services) provided that the Head of Planning Services doesn't refer the application to the Planning Committee.**
- (II) **If the Head of Planning Services does not refer the application to the Planning Committee, officers named in the scheme of delegation to officers be instructed to refuse the application on the grounds specified above.**

***Note – The Southern Divisional Planning Officer said that he would not need to refer the application to the Head of Planning.***