

## REPORT OF THE PLANNING COMMITTEE

### Meeting Held on 16th July, 2004

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**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 REFERRED TO THE PLANNING COMMITTEE

1. The Head of Planning Services has referred the following planning applications to the Committee under the provisions of the Constitution.
  - (a) DCNE2004/0703/F – Residential Development at 26 and 27 Albert Road, Ledbury, Herefordshire, HR8 1DW; and
  - (b) DCNE2003/3706/F – Change of Use to Residential at Stretton Grange Retirement Home, Stretton Grandison, Ledbury, Herefordshire, HR8 2TS.
2. The Committee has given detailed consideration to each application. In accordance with the criteria for public speaking, town and parish council representatives, applicants and objectors gave their reasons for requiring approval or refusal. The Local Ward Councillors have also given their views about the applications. The Committee has taken into consideration all the facts regarding the applications.
3. In respect of the application for 26 and 27 Albert Road, Ledbury, the Committee noted that the Northern Area Planning Sub-Committee was minded to refuse the application contrary to recommendation for the following reasons:
  - (a) the proposed development is of a scale and density which would have an unacceptable impact on the character of the immediate area.
  - (b) the development of the site would generate levels of traffic which would result in an unacceptable impact on highway safety in the area.

The Committee shared the concerns of the Sub-Committee and the Local Ward Councillors and decided that it should be refused.
4. In respect of the application for Stretton Grange, Stretton Grandison the Committee concurred with the view of the Northern Area Planning Sub-Committee and the Local Ward Councillor that the application if granted was likely to afford protection for most of the trees on the site, it would enhance the surrounding Conservation Area more than the extant planning permission and that it might provide affordable and sought after family homes. On this basis the application was approved.

## **SUPPLEMENTARY PLANNING GUIDANCE – LANDSCAPE CHARACTER ASSESSMENT**

5. The Committee has considered representations made in relation to the Draft Landscape Character Assessment Supplementary Planning Guidance (SPG) together with proposed amendments to the draft SPG. The draft was published in September 2002 as one of a series of documents associated with the Unitary Development Plan. The Landscape SPG is intended to provide the framework within which development and land management proposals can be designed and assessed in relation to the impact on landscape character. Once the proposed changes have been approved the document will be published as an interim policy guidance. The Committee has recommended to the Cabinet Member (Environment) that:
- (a) the volume and content of the comments received on the Landscape Character Assessment SPG consultation be noted;
  - (b) the revisions proposed by officers be approved;
  - (c) authority be given to undertake minor changes such as correcting typographical errors and paragraph re-numbering and updating text to take into account new Government guidance as appropriate; and
  - (d) the revised Landscape Character Assessment SPG be adopted and published as interim guidance, pending adoption of the Unitary Development Plan.

## **SUPPLEMENTARY PLANNING GUIDANCE - BIODIVERSITY**

6. The Committee has considered representations made in relation to the Draft Supplementary Planning Guidance (SPG) Biodiversity together with proposed amendments to the Draft SPG. In September 2002, the Council published draft Supplementary Planning Guidance (SPG) on Biodiversity as one of a series of SPG documents associated with the Unitary Development Plan. The SPG is intended to provide complementary guidance to the development plan, elaborating on UDP policies in more detail than is possible in the Plan itself and offering more specific guidance to the public and interested parties. It has been recommended to the Cabinet Member (Environment) that:
- (a) the volume and content of the comments received on the consultation be noted and welcomed
  - (b) the changes proposed by officers to the SPG be approved, and
  - (c) the revised SPG be published as interim guidance, pending adoption of the Unitary Development Plan.

## **HEREFORDSHIRE UNITARY DEVELOPMENT PLAN: PUBLIC CONSULTATION ON THE REVISED DEPOSIT DRAFT**

7. The public consultation period ran from 13 May 2004 to 24 June 2004. Public notices, press releases, exhibitions and leaflets have highlighted the main changes proposed and the revised Plan was sent to all parish councils and explained at meetings of the Local Area Forums. An individual response was sent to individuals and organisations who have made previous comments on the Plan. 1403 comments have been received including 631 objections and 772 supporting representations. 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 and will probably run for a three-month period.

## **COMPULSORY PURCHASE: CONSULTATION ON DRAFT GUIDANCE AND REGULATIONS ARISING FROM PART 8 OF THE PLANNING AND COMPULSORY PURCHASE ACT 2004**

8. A consultation paper has been received from the Office of the Deputy Prime Minister (ODPM) to seek views about proposed amendments to compulsory purchase arrangements. The Planning and Compulsory Purchase Act received Royal Assent on 13 May 2004 and includes changes to the powers available to local authorities to compulsorily purchase land. The new powers are intended as a tool for local authorities and other public bodies to assemble land in order to deliver social and economic change and are predominantly concerned with difficult to develop land in urban areas. Policy objectives include effective and efficient urban regeneration, revitalisation of communities and the promotion of business.
9. The new powers under the Act are to be used to achieve sustainable development delivered through spatial planning were welcomed by the Committee. The links in place between the Herefordshire Plan and the UDP will help ensure a sound foundation for any compulsory purchase being contemplated to achieve Plan objectives, such as those at Edgar Street. The Committee agreed that the draft Circular succeeds in making the links between compulsory purchase as a planning tool and the wider planning reform agenda. It is recommended to the Cabinet Member (Environment) that a response be made to the ODPM setting out the favourable views of the Council about the proposed arrangements.

## **REVISED SUPPLEMENTARY PLANNING GUIDANCE UPON THE PROVISION OF AFFORDABLE HOUSING**

10. The Committee has considered proposed revised guidance and a process for consultation. Supplementary Planning Guidance (SPG) on the provision of affordable housing was approved by the Council in 2001. The SPG related to the policies contained within the Council's development plans and used data from the Housing Need Study of 1999. This document has been used to assist in delivering affordable housing throughout the County. Over time this document has become out of date and requires revision. A further housing needs study has been undertaken and needs to be reflected within the document, as does a change in key data relating to the housing market and affordability. To assist in this process officers from Research, Strategic Housing Services, Legal Services and Forward Planning have been involved in undertaking this review. The document will continue to provide additional information to supplement the policies of the existing development plans and will eventually be adopted as revised Supplementary Planning Guidance.
11. The aim of the SPG is to:
  - improve the delivery and maximise the opportunities available for the provision of affordable housing to meet the County's housing needs;
  - reduce uncertainty and ensure a consistent approach and provide clear guidance for developers to follow; and
  - provide additional guidance on the interpretation of existing plan policies contained in the current Local Plans.

12. The Committee has recommended to the Cabinet Member (Environment) that the revised Supplementary Planning Guidance upon the Provision of Affordable Housing be approved for the purposes of public consultation.

#### **BELMONT RURAL PARISH PLAN**

13. The Belmont Rural Parish Plan has been prepared as interim Supplementary Planning Guidance to the emerging Herefordshire Unitary Development Plan.
14. The Committee recommended to the Cabinet Member (Environment) that the planning elements of the Belmont Rural Parish Plan be adopted as interim Supplementary Planning Guidance and expressed its appreciation for the hard work undertaken by the local community in helping to prepare the document.

#### **SUPPLEMENTARY PLANNING GUIDANCE (SPG) – DESIGN AND DEVELOPMENT REQUIREMENTS**

15. The Committee has considered the responses and changes to the Draft SPG together with proposals for its adoption as interim guidance to the Herefordshire Unitary Development Plan.
16. The need for the design guide was confirmed by the Herefordshire Partnership Housing Ambition Group who set up a working group to agree its contents and purpose. Its remit was widened to benefit all forms of new development using parts of the guidance where appropriate. A draft was endorsed by the Housing Ambition Group on 3 July 2002 and agreed for consultation by the Cabinet Member (Environment) This and other draft SPG were published separately alongside the Deposit Draft UDP in October 2002. The Committee has recommended to the Cabinet Member (Environment) that the amended draft be adopted as interim supplementary planning guidance to the Herefordshire Unitary Development Plan.

#### **SUPPLEMENTARY PLANNING GUIDANCE – REUSE AND ADAPATION OF RURAL BUILDINGS**

17. The Committee has considered the responses and changes to the Draft SPG together with proposals for its adoption as interim guidance to the Herefordshire Unitary Development Plan.
18. The SPG was adopted in November 2000 and a revised version published alongside the First Deposit UDP in October 2002. All Parish and Town Councils and organisations thought to have an interest were sent a copy and invited to make comments. Copies of the document were also made available at deposit locations around the County including the main libraries and 'Info in Herefordshire' points and the availability of the document highlighted on the Council's webpages. The Committee has recommended to the Cabinet Member (Environment) that the Reuse and adaptation of rural buildings be adopted as interim Supplementary Planning Guidance to the Herefordshire Unitary Development Plan.

#### **TANYARD LANE DEVELOPMENT BRIEF**

19. A draft development brief has been prepared to guide the future development of the Tanyard Lane site which is located in Ross on Wye and forms a housing allocation for 150 units within the emerging UDP. The brief has been prepared jointly between the Council and developers of the site. The brief will provide additional information to supplement the policies of the plan and as such will eventually be adopted as supplementary planning guidance. It is anticipated that all objections relating to Tanyard Lane will be debated at the Inquiry. These objections centre around the following issues: access/traffic, flooding, affordable housing, landscape, design, greenfield/brownfield issues, and capacity of the local infrastructure. The brief looks

to progress and develop proposals in the plan and attempts to address detailed site issues raised to development of this site.

It was decided that the Draft Tanyard Lane Development Brief should be approved for public consultation purposes.

### **DEVELOPMENT BRIEF FOR FROME VALLEY HAULAGE DEPOT, BISHOPS FROME**

20. A draft development brief has been prepared to guide the future development of the Frome Valley Haulage Depot which is located in Bishops Frome and forms a housing allocation for 15 units within the emerging UDP. The brief has been prepared jointly between the Council and developers of the site. The brief will provide additional information to supplement the policies of the plan and as such will eventually be adopted as Supplementary Planning Guidance.

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

#### **BACKGROUND PAPERS**

- Agenda for the meetings of the Planning Committee held on 16 July 2004.