

MINUTES of the meeting of Southern Area Planning Sub-Committee held at The Council Chamber, Brockington on Wednesday, 4th August, 2004 at 2.00 p.m.

Present: Councillor Mrs. R.F. Lincoln (Chairman)
Councillor P.G. Turpin (Vice Chairman)

Councillors: H. Bramer, M.R. Cunningham, N.J.J. Davies,
Mrs. C.J. Davis, G.W. Davis, J.W. Edwards, Mrs. J.A. Hyde, G. Lucas
and J.B. Williams

In attendance: Councillors P.J. Edwards, P.E. Harling, T.W. Hunt and J. Stone

32. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Mrs A.E. Gray and D.C. Taylor.

33. DECLARATIONS OF INTEREST

The following declaration of interest was made:

Councillor	Item	Interest
J.W. Edwards	5 (DCSE2004/1019/F – Proposed change of use of site for 10 seasonal caravans, DCSE2004/1027/F – Variation of condition 5 of permission SH960118PF from 15 to 13 caravans, DCSE/2004/1029/F – Variation of condition 3 of planning permission SS980401PF to allow storage of seasonal touring caravans (10) on land adjacent to storage building, Haywood Farm, Gorsley, Ross-on-Wye, Herefordshire, HR9 7SP)	Prejudicial and left the meeting for the duration of the item.

34. MINUTES

RESOLVED: That the Minutes of the meeting held on 7th July, 2004 be approved as a correct record and signed by the Chairman.

35. ITEM FOR INFORMATION - APPEALS

The Sub-Committee noted the Council's current position in respect of planning appeals for the southern area of Herefordshire.

APPLICATIONS RECEIVED

The Sub-Committee considered the following planning applications received for the southern area of Herefordshire and authorised the Head of Planning Services to impose any additional or varied conditions and reasons considered to be necessary.

36. DCSE2004/1019/F, DCSE2004/1027/F, DCSE2004/1029/F - HAYWOOD FARM, GORSLEY, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7SP (AGENDA ITEM 5)

Proposed change of use of site for 10 seasonal caravans.

Variation of condition 5 of permission SH960118PF from 15 to 13 caravans.

Variation of condition 3 of planning permission SS980401PF to allow storage of seasonal touring caravans (10) on land adjacent to storage building.

The Principal Planning Officer reported the receipt of a further letter of objection from Mr. Parker, a local resident.

Members discussed the application and felt that vehicular movements associated with the development would not significantly add to the current volume of traffic to and from Haywood Farm.

A number of Members commented that the Kempley Road access to the site was acceptable with ample passing points for vehicles. Mrs R.F. Lincoln, the Chairman, felt that a condition requesting signage for the site on Kempley Road should be added to any planning permission granted. Members also requested a condition be added restricting the application to seasonal use only.

RESOLVED:

With respect to DCSE2004/1027/F:

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. No more than 13 caravans shall be stationed on the land at any one time.

Reason: To define the terms of the permission to protect the visual amenities of the area and the amenities of neighbours.

Informative:

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

With respect to DCSE2004/1019/F:

That:

(i) The Southern Area Planning Sub-Committee is minded to approve the application subject to any reasonable conditions felt to be necessary by

the Head of Planning Services provided that the Head of Planning Services does not 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 approve the application.

(Note: The Chief Development Control Officer said that he would not refer the application to the Head of Planning Services.)

With respect to DCSE2004/1029/F:

That:

- (i) The Southern Area Planning Sub-Committee is minded to approve the application subject to any conditions felt to be necessary by the Head of Planning Services provided that the Head of Planning Services doesn't refer it 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 approve the application.

(Note: The Chief Development Control Officer said that he would not refer the application to the Head of Planning Services.)

37. DCSW2004/1758/F - FORMER CHAPEL, HOARWITHY, HEREFORDSHIRE, HR2 6QH (AGENDA ITEM 6)

Conversion of former chapel into dwelling.

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. C02 (Approval of details)

Reason: To safeguard the character and appearance of this building in the Conservation Area.

5. E16 (Removal of permitted development rights)

Reason: In order to preserve the character of the original conversion scheme.

6. F18 (Scheme of foul drainage disposal)

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

Informative(s):

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

38. DCSE2004/1593/F - QUARRY COTTAGE, GOODRICH, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6JD (AGENDA ITEM 7)

Removal of condition 7 from planning permission SE2003/2744/F.

In accordance with the criteria for Public Speaking, Mr. Clarke, the applicant, and Mr. Harris, the applicant's neighbour, spoke in support of 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. A06 (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. Within 2 months of the date of this permission the treatment of the area shown on the drawing attached to this permission which shall include details of hard surfacing, gradients and planting shall be submitted to and approved in writing by the local planning authority.

Reason: In the interests of visual amenity and road safety.

5. The details approved pursuant to condition no. 4 above shall be carried out before the dwelling is occupied.

Reason: In the interests of visual amenity and road safety.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions, dormer windows, roof extensions shall be erected or constructed.

Reason: The replacement dwelling represents an enlargement of the existing. In accordance with Policies H.20 of the Hereford and

Worcester County Structure Plan and SH.11 and SH.21 of the South Herefordshire District Local Plan, the local planning authority considers control should be retained over further enlargements in order to protect the character and appearance of the area.

7. The garage hereby approved shall be kept available for garaging and storage use and shall not be converted into habitable accommodation.

Reason: In order to ensure that garage accommodation remains available for ancillary residential use and so as to restrict pressure for additional or alternative garaging in new buildings, which may harm the surrounding rural landscape, noted for its quality and to ensure that there remains adequate off-road parking provision in the interests of highway safety.

Informative(s):

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

39. DCSE2004/1421/F - THE MAIL ROOMS, GLOUCESTER ROAD, ROSS-ON-WYE, HEREFORDSHIRE (AGENDA ITEM 8)

Removal of existing kitchen extract duct and installation of 2 no. new ducts.

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 proposed extraction systems, specifying the provisions to be made for the control of any noise and odour emanating from the said systems, shall first be submitted to and be subject to the prior written approval of the local planning authority. The agreed systems shall be carried out in accordance with the approved details.

Reason: To ensure that the residential amenities of the occupants of the nearby properties are not adversely affected by noise or odour emissions.

Informative(s):

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

40. DCSE2004/1847/F - LAND AT DARNELLS FARM, LINTON, NR. ROSS-ON-WYE, HEREFORDSHIRE (AGENDA ITEM 9)

Retention of conservation pond (amended design).

Mr Davis, a resident of an adjoining property, spoke against the application.

Councillor H. Bramer, the Local Ward Member, noted the concerns of the objector and the Parish Council and asked if the pond could be re-designed to alleviate the leakage problems.

In response to the question, the Planning Officer (Minerals and Waste) advised Members that the issue of leakage from the pond could be resolved and had been addressed in condition 1 of the recommendation. She also advised Members that failure to adhere to condition 1 of the recommendation could lead to enforcement action being taken by the Council.

Members felt that Conditions 1 and 4 addressed the issues raised by the objector but requested that Officers re-visit the wording of the conditions to ensure that they were enforceable and appropriate timescales were adhered to.

RESOLVED:

That planning permission be granted subject to the following conditions and any other conditions felt to be necessary by Officers:

1. **Notwithstanding the submitted plans the lake hereby permitted shall be remodelled in accordance with the details stated in the applicant's letter dated 5th July 2004, such that:**
 - no part of the embankment on the western margin of the lake shall be beneath the canopy of the existing trees, and
 - the ground beneath that tree canopy shall be restored to the original levels.
 - the gradient of the northern end of the lake shall not exceed 1 in 7 (14%), being widened if necessary in a westerly direction to accommodate this.
 - the embankment to the southern end of the lake shall not be more than 1 metre in height above the highest adjoining original ground level.
 - the proposed stock-proof fence shall be located so as to establish a margin of at least 1.5m between it and the edge of the cut to the lake bank.
 - measures shall be taken to ensure that all excess water from the lake shall be directed into the existing adjacent watercourse ditch.

Reason: to ensure a satisfactory form of development and to preserve and enhance the quality of the environment.

2. **No further development shall take place until there has been submitted to and approved in writing by the local planning authority a planting scheme giving the location, species, sizes and planting numbers. The scheme shall include at least 2 native wetland tree species**

Reason: to ensure a satisfactory form of development and to preserve

and enhance the quality of the environment.

3. All planting comprised in the details approved under condition 2 shall be carried out in the first planting season following the completion of the engineering works as specified by condition 1, 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 otherwise agreed in writing by the local planning authority.

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

4. The pool shall be used for the quiet private enjoyment of the owner and for wildlife conservation or agriculture and for no other purpose.

Reason: The local planning authority wish to control the specific use of the pool in the interests of local amenity as any other use could have adverse environmental effects which would need further assessment.

Informative:

1. N15 - Reason(s) for the Grant of Planning Permission
2. The Council is concerned that the design of the lake could have a detrimental effect on the health and stability of the mature trees on the adjoining land. The applicant is strongly advised to seek professional advice on this matter.

41. DCSE2004/1949/O - HAZELNUT COTTAGE AND ADJOINING LAND, LLANGROVE, NR. ROSS-ON-WYE, HEREFORDSHIRE (AGENDA ITEM 10)

Proposed site for residential development.

Councillor Mrs. J.A. Hyde, the Local Ward Member, proposed that a site inspection be undertaken as the setting and surroundings were fundamental to the decision or to the conditions being considered.

In accordance with the criteria for Public Speaking, Mrs. Wright had registered to speak against the application but decided to defer her opportunity to speak until this application was considered again after the site inspection had taken place.

RESOLVED:

That consideration of the application be deferred for a site inspection on the ground that the setting and surroundings are fundamental to the determination or to the conditions being considered.

42. DCSE2004/2155/O - LAND ADJOINING LLANGROVE COTTAGE, LLANGROVE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6EZ (AGENDA ITEM 11)

Outline for Residential Development of six detached houses and associated vehicular access.

Councillor Mrs. J.A. Hyde, the Local Ward Member, proposed that a site inspection be undertaken as the setting and surroundings were fundamental to the decision or to the conditions being considered.

In accordance with the criteria for Public Speaking, Mrs. Wright and Mr. Spreckly had registered to speak but both decided to defer their opportunity to speak until this application was considered again after the site inspection had taken place.

RESOLVED:

That consideration of the application be deferred for a site inspection on the ground that the setting and surroundings are fundamental to the determination or to the conditions being considered.

43. DCSE2004/1910/F - LAND ADJACENT TO COURT FARM, KINGS CAPLE, HEREFORDSHIRE, HR1 4TX (AGENDA ITEM 12)

Detached 4 bedroom bungalow with double garage/store.

Councillor J.W. Edwards, the Local Ward Member, proposed that a site inspection be undertaken as the character or appearance of the development itself was a fundamental planning consideration and the setting and surroundings were fundamental to the decision or to the conditions being considered.

In accordance with the criteria for Public Speaking, Mr. Waymouth had registered to speak against the application but decided to defer his opportunity to speak until this application was considered again after the site inspection had taken place.

RESOLVED:

That consideration of the application be deferred for a site inspection on the grounds that the character or appearance of the development itself is a fundamental planning consideration and the setting and surroundings are fundamental to the determination or to the conditions being considered.

The meeting ended at 2.50 p.m.

CHAIRMAN