

MEETING	COUNCIL
DATE:	8 MARCH 2013
TITLE OF REPORT:	ANNUAL REPORT OF THE PLANNING COMMITTEE
REPORT BY:	PLANNING COMMITTEE
MEMBERSHIP:	PGH CUTTER (CHAIRMAN), BA DURKIN (VICE-CHAIRMAN), PA ANDREWS, AN BRIDGES PJ EDWARDS, DW GREENOW, KS GUTHRIE, J HARDWICK, JW HOPE MBE, MAF HUBBARD, RC HUNT, BRIG P JONES CBE, JG LESTER, RI MATTHEWS, FM NORMAN, AJW POWERS, GR SWINFORD AND PJ WATTS. (there is one vacancy currently)

1. Classification

Open

2. Key Decision

This is not an executive decision

3. Wards Affected

County-wide

4. Purpose

To inform Council of the work undertaken by the Planning Committee from May 2012 to February 2013.

5. Recommendation

THAT:

- (a) **The report be noted.**

6. Key Points Summary

- The Council's Constitution requires that annual reports are received from committees to Council (Constitution, Part 4 - Procedure Rules, paragraph 4.1.6.3 m refers).
- This report summarises the work of the Planning Committee since the last annual report was received at the Annual Meeting of Council on 25 May 2012.

Further information on the subject of this report is available from Ricky Clarke, Democratic Services Officer on Tel: (01432) 261885

7. Alternative Options

7.1 There are no Alternative Options as the report is for information purposes only.

8. Reasons for Recommendations

8.1 To comply with the requirements of the Council's constitution.

9. Introduction and Background

9.1 For the last municipal year Councillor PGH Cutter was elected as Chairman of the Committee with Councillor BA Durkin being appointed as Vice-Chairman.

9.2 The Committee has continued to operate on a three week cycle throughout the year with fifteen meetings being held between 16 May 2012 and 20 February 2013.

9.3 Due to a large number of applications being brought before the Committee, an extraordinary meeting was held on 7 November 2012.

9.4 During the year the Committee dealt with a number of major applications including the erection of a county archive and records centre on land at the junction of Fir Tree Lane and the B4399 Straight Mile Road, Rotherwas, Hereford. The building was designed to meet Passivhaus standards in terms of its energy efficiency through the use of south-facing orientation of the front of house element and use of significant amounts of glazing, energy efficient boilers, triple glazing, heat recovery and low temperature radiators.

9.5 The Committee also granted planning permission for the relocation of Hereford Rugby Football Club together with an enabling residential development of 190 houses (35% affordable units) to land at Hollywell Gutter Lane. The application proposed a mixed-use development comprising of 6 new grass senior pitches (2 of which were floodlit) and 2 grass junior pitches, a full size floodlit all weather pitch, clubhouse, indoor training and an area for allotments.

9.6 Other applications granted by the Planning Committee have included the Hereford Bull Sculpture located in High Town, the extension to Blackmarston Day School and the refurbishment and extension to Elmhurst, Venns Lane, for a 51 bed nursing home specialising in care for the Elderly Mentally Infirm.

9.7 The Committee was dealt with the applications referred to it as follows:

- approved as recommended - 31
- approved contrary to recommendation - 9
- refused as recommended - 2
- refused contrary to recommendation - 10
- Deferred for site inspection - 2
- Deferred for further discussions with the applicant - 4
- Deferred for a further information report - 2

Policy

- 9.8 The National Planning Policy Framework (NPPF) was published by the Government on the 27 March 2012. The NPPF is a key part of the Government's reforms to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth. It replaces national planning policy and guidance, which was previously delivered in the form of Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs).

Enforcement

- 9.9 The Planning Committee have received updates in respect of enforcement action undertaken throughout the County during the year. Between 1 May 2012 and 31 January 2013, 434 enforcement cases were opened. Of these cases the majority related to either 'Unauthorised operational development' (156), 'Unauthorised material change of use' (137) or 'Breach of Planning Condition' (65). The remaining cases related to matters including 'Development Contrary to Approved Plans', 'Unauthorised Work to a Listed Building' and 'Untidy Land'.
- 9.10 Within the same period the Enforcement Team closed 472 cases. The correlation of activities was similar to the cases opened with the majority relating to 'Unauthorised operational development' (160), 'Unauthorised material change of use' (119) or 'Breach of Planning Condition' (81). Out of the cases closed, 173 were closed as there was no apparent breach, 108 were resolved through negotiation or compliance, in 86 cases it was not expedient to take action and 67 cases were resolved by planning permission being approved. In 6 cases enforcement action was taken and compliance was secured.

Appeals

- 9.11 The Committee has received information reports in respect of 36 planning appeals. Of these appeals 25 were dismissed, 8 were allowed and 3 were withdrawn. Costs in respect of the appeals were awarded to the Council on two occasions, to the appellant on two occasions and refused on two occasions.

Public Participation

- 9.12 Public speaking is considered a key part of the planning process, with parish councillors, supporters and objectors encouraged to attend Committee Meetings in order to have their say. The Planning Committee have heard representations from 79 Public speakers (20 Parish Councillors, 24 Objectors and 35 Supporters) over the last 10 months.

10. Background Papers

- 10.1 None identified.