

## **REPORT OF THE PLANNING COMMITTEE**

### **Meetings Held on 26th November, 2004 and 21st January, 2005**

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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) DCCE2004/2455/F - Demolition and rebuilding of a Stone Barn to incorporate a two bedroom bungalow at Cwm Craig Farm, Little Dewchurch; and
  - (b) DCSW2004/0047/O – Site for six dwellings (Affordable/Market housing, biodisc treatment system, removal of poultry buildings, Orcop Poultry, Orcop Hill, Much Dewchurch
  
2. In both cases the Committee noted that the Area Planning Sub-Committees were mindful to approve the applications and that they had been referred to the Committee by the Head of Planning Services because approval would be contrary to the Council's Planning Policies. 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. Having considered all the circumstances in respect of each application, the Committee whilst mindful of policies concurred with the views of the Area Planning Sub-Committees and decided that because of the exceptional circumstances involved, both applications should be approved.

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

3. The Brief has been prepared to guide the future development of the site which has been identified for a housing allocation of 15 units within the emerging Herefordshire Unitary Development Plan (UDP) the Brief has been prepared jointly between the Council and developers of the site and its aim is to:
  - establish the development framework in a positive and enabling manner providing a development concept early in the development plan process;
  - identify development requirements before land values are set to ensure the delivery of viable schemes;
  - provide greater certainty; and
  - promote good design standards and address plan policy issues

The Committee decided to adopt the Brief as interim Supplementary Planning Guidance to the UDP.

#### **UPDATED SUPPLEMENTARY PLANNING GUIDANCE (SPG) ON THE PROVISION OF AFFORDABLE HOUSING**

4. The Forward Planning Team and the Strategic Housing Team have undertaken a consultation process on the updated Supplementary Planning Guidance (SPG) for the provision of affordable housing. Some nine organisations have been consulted including developers and social landlords and from the responses received minor changes have been proposed to the SPG. It has been recommended to the Cabinet Member (Environment) that the updated document including the suggested amendments be adopted and published as an updated version of the existing SPG.

#### **HEREFORDSHIRE HOUSING LAND STUDY 2004 AND EMPLOYMENT LAND STUDY 2004**

5. The Committee has received details about the results of the Herefordshire Housing Land and Employment Land Studies 2004. The study is based on annual surveys and in 2004 details about employment land have also been included for the first time. The Studies help to provide part of an annual monitoring report on the effectiveness of the Councils planning policies. As part of the changes to the planning system brought about by the Planning and Compulsory Purchase Act 2004 there is a requirement for the Council to prepare an Annual Monitoring Report (AMR) to Government on progress in preparing the documents set out in the Local Development Scheme (LDS), and on how far planning policies were being achieved. The content of the AMR will be developed over time to meet the requirements of the new system and will be submitted to Cabinet via the Planning Committee at the appropriate stage. An important part of the AMR will be the presentation of evidence regarding the extent to which policies within Local Development Documents are being achieved and in particular the number of dwellings built in Herefordshire during the period. It has been agreed that the results of the Herefordshire Housing Land Study 2004 and Employment Land Study 2003-2004 be noted; and that the Herefordshire Housing Land Study 2004 and Employment Land Study 2003-2004 be published as a record of the housing and employment land position in the County.

#### **ODPM CONSULTATION PAPER ON MINERALS POLICY STATEMENT 1 "PLANNING AND MINERALS" (MPS 1) AND ASSOCIATED GOOD PRACTICE GUIDE**

6. The ODPM has announced that it intends to review all its mineral planning and policy guidance, to see if it is needed, to seek greater clarity and to separate guidance on practical implementation from policy statements. MPS 1 will set out the Government's key policies and principles for minerals planning and will replace the existing MPG 1. The policy elements of other MPGs concerned with planning for the supply of significant minerals will be revised and published as annexes to MPS 1. Later annexes will deal with other significant minerals, such as oil and gas, brick clay and building stone. Other Mineral Policy Statements will follow. The current proposals for consultation consist of
  - draft MPS 1,
  - draft good practice guidance, and
  - a partial regulatory impact assessment.

The Officers appraisal was endorsed and it was recommended to the Cabinet

Member (Environment) that the officers be authorised to inform the ODPM accordingly.

### **TANYARD LANE DEVELOPMENT BRIEF**

7. 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. It provides additional information to supplement the policies of the UDP and 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 aims to progress and develop proposals in the plan and attempts to address detailed site issues raised about development of this site. Consultation has been undertaken about the Brief and amendments proposed from the feedback that had been received. It was recommended to the Cabinet Member (Environment) that the changes proposed to the Brief be approved with a view to it being adopted as supplementary information to the emerging Unitary Development Plan.

### **EARDISLEY GROUP PARISH PLAN**

8. The Eardisley Group Parish Plan has been prepared as interim Supplementary Planning Guidance to the emerging Herefordshire Unitary Development Plan.
9. The Committee recommended to the Cabinet Member (Environment) that the planning elements of the Eardisley Group 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.

### **UPDATE REPORT ON HEREFORDSHIRE COUNCIL BUILDING CONTROL AND THE LABC PARTNER AUTHORITY SCHEME**

10. The Council has participated in the Local Authority Building Control (LABC) scheme for the past four years. The scheme has provision for the Council to act as a Building Control Inspecting Authority on behalf of partner clients who currently include Border Oak, Leominster Construction, Collins Engineering and Kingspan with discussions underway with a potential fifth partner. The benefits of the scheme are that there can be regular advice and consultation with partners and clients who can be kept up to date with building regulation issues. The Council has the benefit of pre-submission meetings to explain and educate the client or agent about the requirements of the regulations prior to a formal building regulation submission being made. It was agreed that it should be recommended to the Cabinet Member (Environment) that when the resources become available the scheme should be fully implemented.

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

### **BACKGROUND PAPERS**

Agenda for the meetings of the Planning Committee held on 26 November 2005 and 21 January 2005