

MINUTES of the meeting of Southern Area Planning Sub-Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday, 13th April, 2005 at 2.00 p.m.

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

Councillors: H. Bramer, M.R. Cunningham, Mrs. C.J. Davis, G.W. Davis,
Mrs. A.E. Gray, Mrs. J.A. Hyde, G. Lucas, D.C. Taylor and J.B. Williams

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

163. APOLOGIES FOR ABSENCE

Apologies were received from Councillors N.J.J. Davies and J.W. Edwards.

164. DECLARATIONS OF INTEREST

The following declaration of interest was made:

Councillor	Item	Interest
Councillor G. Lucas	Item 7 – DCSE2005/0355/F – Erection of 18 apartments at: The Chase Hotel, Gloucester Road, Ross-on-Wye, Herefordshire, HR9 5LH	Prejudicial and left the meeting for the duration of the item.

165. MINUTES

RESOLVED: That the Minutes of the meeting held on 16th March, 2005 be approved as a correct record and signed by the Chairman.

166. ITEM FOR INFORMATION - APPEALS

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

167. DCSE2005/0042/F - COLERAINE FARM, COUGHTON, ROSS-ON-WYE, HEREFORDSHIRE

Re-location and extension of residential site for seasonal and casual workers together with land areas to be re-profiled.

The Principal Planning Officer reported the receipt of 25 further letters of objection. He also reported the receipt of comments from English Nature who expressed concerns regarding flooding and drainage issues.

In accordance with the criteria for public speaking, Mr. Morgan, a local resident, spoke in objection to the application.

The Chairman, speaking in her capacity as Local Ward Member, thanked Members for attending the site inspection. She also noted the concerns raised by the Parish Council but advised that the caravans could already remain on the site throughout the asparagus-growing season under permitted development rights. She also felt that the granting of this application would give the Council an opportunity to monitor the site during the five-year temporary permission period.

Members discussed the application and felt that it would be beneficial to add a condition to the recommendation to ensure that a suitable colour was selected for the exterior finish of the caravans.

RESOLVED:

That subject to being satisfied regarding flooding and foul drainage the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:

1. E21 (Temporary permission and reinstatement of land) (5 years only)

Reason: To enable the local planning authority to give further consideration to the acceptability of the proposed use after the temporary period has expired and to ensure the land is restored to its former agricultural use.

2. G04 (Landscaping scheme (general))

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

3. G05 (Implementation of landscaping scheme (general))

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

4. G07 (Details of earth works)

Reason: To protect the visual amenities of the area.

5. The occupation of the caravan site hereby permitted shall be limited to persons employed in agriculture at the farm known as Cobrey Farms, Coughton, only and not those working away from the farm site.

Reason: The caravan site is only acceptable for this purpose.

6. No more than 68 caravans shall be sited within the approved application site.

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

7. Before any caravans are sited details of the siting and positioning of the caravan units and any new shower/toilet facilities shall be submitted and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

8. A Green Transport Plan containing measures to promote sustainable travel patterns and the efficient movement of the seasonal workers both in the operation of Coleraine Buildings, Coughton and for social trips/activities including a schedule for its implementation shall be submitted to and approved in writing by the local planning authority within three months of the date of this decision. A detailed record shall be kept of measures taken to promote green transport initiatives and shall be made available for inspection by the local planning authority upon request.

Reason: To ensure the most efficient and sustainable modes of transport are promoted and used in accordance with the sustainable objectives of Herefordshire Council and Central Government.

9. The applicant or his agent or successors in title shall ensure that a professional archaeological contractor undertakes an archaeological watching brief during any development to the current archaeological standards of and to the satisfaction of the local planning authority.

Reason: To ensure that the archaeological interest of the site is investigated.

Informatives:

1. The applicant should ensure the siting of caravans and services on the approved application site should be in accordance with the standards set out in "Model Standards 1989 : Holiday Caravan Sites" published by the Department of the Environment.
2. N15 – Reasons for the Grant of Planning Permission

168. DCSE2005/0191/F - 2-5 MARKET PLACE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5NX

Formation of 14 no. self-contained flats.

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. C02 (Approval of details)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

3. H29 (Secure cycle parking provision)

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.

Informative(s):

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

169. DCSE2005/0355/F - THE CHASE HOTEL, GLOUCESTER ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5LH

Erection of 18 apartments.

The Principal Planning Officer reported the receipt of one further letter of objection. He also reported the receipt of comments from the Council's Drainage Engineer who recommended a condition regarding the requirement of a surface water scheme.

Councillor Mrs. C.J. Davis, one of the Local Ward Members, felt that the loss of recreational land would be detrimental to the residents of Chaseside and Waterside.

Councillors discussed the application and felt that the development would unacceptably intrude on the open space and would harm the character and amenity of the area. They also felt that the existing planning permission for additional rooms and a leisure complex would be more beneficial to the Hotel than the current application.

RESOLVED:

That (i) The Southern Area Planning Sub-Committee is minded to refuse the application subject to the reasons for refusal set out below (and any further reasons for refusal 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:

- 1. Loss of open space in Ross-on-Wye**
- 2. Neighbourhood amenity**

(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 subject to such reasons for refusal referred to above.

[Note: Following the vote on the above resolution, the Southern Team Leader noted that the Sub-Committee had thoroughly debated the issues and there were not critical policy issues at stake. Therefore, the application would not be referred to the Head of Planning Services.]

170. DATE OF NEXT MEETING

It was noted that the date of the next scheduled meeting was 11th May, 2005.

The meeting ended at 2.50 p.m.

CHAIRMAN