

**MINUTES of the meeting of Southern Area Planning Sub-Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday, 8th June, 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, J.W. Edwards, Mrs. J.A. Hyde, G. Lucas and D.C. Taylor

**In attendance:** Councillors P.J. Edwards

**ELECTION OF CHAIRMAN AND APPOINTMENT OF VICE-CHAIRMAN**

It was noted that, at the Annual Council meeting on 13th May, 2005, Councillor Mrs. R.F. Lincoln was re-elected Chairman and Councillor P.G. Turpin was re-appointed Vice-Chairman of the Southern Area Planning Sub-Committee.

**1. APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Mrs. A.E. Gray, T.W. Hunt and J.B. Williams.

**2. DECLARATIONS OF INTEREST**

The following declarations of interest were made:

<b>Councillor</b>	<b>Item</b>	<b>Interest</b>
Councillors H. Bramer, Mrs. J.A. Hyde and G. Lucas	Item 6 – DCSE2005/0949/F & DCSE2005/0951/C – Demolition of existing 1970's hall and living accommodation. Construction of new block of 8 no. flats at:  <b>St. Josephs Convent, Walford Road, Ross-on-Wye, Herefordshire, HR9 5PQ</b>	All Members declared a Prejudicial Interest and would have left the room had the item not been deferred at the applicants request.
Councillor G. Lucas	Item 13 – DCSW2005/1171/F – Change of use from agricultural to garden land at:  <b>Land adjacent to Orchard Cottage, Penrose Green, Broad Oak, Herefordshire, HR2 8QT</b>	Declared a Prejudicial Interest and left the room for the duration of the item.

Councillor Lucas	G.	Item 14 – DCSW2005/1170/F – Storage Barn at:  <b>Land adjacent to Orchard Cottage, Penrose Green, Broad Oak, Herefordshire, HR2 8QT</b>	Declared a Prejudicial Interest and left the room for the duration of the item.
Councillors J.A. Hyde and G. Lucas	Mrs.	Item 21 – DCSE2005/0420/F – Erection of LPG compound + dispenser and installation of 2 no. 1 tonne 'Dumpy' storage tanks at:  <b>Larruperz Community Centre, School Close, Ross-on-Wye</b>	Both Members declared a Prejudicial Interest and left the room for the duration of the item.

### 3. MINUTES

**RESOLVED:** That the Minutes of the meeting held on 11th May, 2005 be approved as a correct record and signed by the Chairman.

### 4. ITEM FOR INFORMATION - APPEALS

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

### 5. [A] DCSE2005/1050/F AND [B] DCSE2005/1051/L - BILL MILLS, PONTSHILL, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5TH (AGENDA ITEM 5)

*Conversion of existing buildings to 10 dwellings.*

The Principal Planning Officer reported the receipt of a letter from the British Archaeological Society who did not object to the application but suggested a survey on the site.

Councillor H. Bramer, the Local Ward Member, felt that the existing factory building should be utilised as starter units. The Principal Planning Officer advised Members that a condition could be added to the recommendation to achieve this.

### RESOLVED

**With regards DCSE2005/1050/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 development shall take place until details of the surfacing of car parking and vehicular access areas has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that vehicular areas are suitably surfaced.

**3 F18 (Scheme of foul drainage disposal)**

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

**4 F32 (Details of floodlighting/external lighting)**

Reason: To safeguard local amenities.

**5 All alterations to the external elevations of the buildings to be retained shall be carried out using matching, and where available, original materials.**

Reason: To protect the appearance of the retained buildings.

**6 H27 (Parking for site operatives)**

Reason: To prevent indiscriminate parking in the interests of highway safety.

**7 The site shall be the subject of a survey to ascertain the extent of any soil contamination. Before the survey is carried out the methodology and scope of the survey shall be submitted to and agreed in writing by the local planning authority. If the survey identifies that the site is contaminated remedial measures to deal with the contamination shall be submitted to and agreed in writing by the local planning authority. The remedial measures shall be carried out in full before any residential unit is occupied.**

Reason: To protect the intended occupants of the residential units.

**8 H13 (Access, turning area and parking)**

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

**9 B01 (Samples of external materials)**

Reason: To ensure that the materials harmonise with the surroundings.

**10 G10 (Retention of trees)**

Reason: In order to preserve the character and amenities of the area.

**11 G01 (Details of boundary treatments)**

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

**12 G04 (Landscaping scheme (general))**

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

**13 G05 (Implementation of landscaping scheme (general))**

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

**14 G18 (Protection of trees)**

Reason: To ensure adequate protection to existing trees which are to be retained, in the interests of the character and amenities of the area.

**15 H21 (Wheel washing)**

Reason: To ensure that the wheels of vehicles are cleaned before leaving the site in the interests of highway safety.

**16 Prior to the occupation of any dwelling a management plan, to include proposals for the long term design objectives, management responsibilities and maintenance schedules in perpetuity, for the areas of open space, mill pond and streams within the areas shown in red on the plan attached to this permission shall be submitted to and approved by the local planning authority. The management plan shall be carried out as approved.**

Reason: In order to ensure that the use and maintenance in perpetuity of the open space is assured.

Informative:

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

**WITH REGARDS DCSE2005/1051/L**

**That listed building consent be granted subject to the following conditions:**

**1 C01 (Time limit for commencement (Listed Building Consent))**

Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

**2 C02 (Approval of details)**

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

**3 No development shall take place until details of the surfacing of car parking and vehicular access areas has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

Reason: To ensure that vehicular areas are suitably surfaced.

**4 F32 (Details of floodlighting/external lighting)**

Reason: To safeguard local amenities.

**5 All alterations to the external elevations of the buildings to be retained shall be carried out using matching, and where available, original materials.**

Reason: To protect the appearance of the retained buildings.

6 G10 (Retention of trees)

Reason: In order to preserve the character and amenities of the area.

7 G04 (Landscaping scheme (general))

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

8 G05 (Implementation of landscaping scheme (general))

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

9 G18 (Protection of trees)

Reason: To ensure adequate protection to existing trees which are to be retained, in the interests of the character and amenities of the area.

10 G01 (Details of boundary treatments)

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

**Informative:**

1 N15 - Reason(s) for the Grant of Listed Building Consent

6. [A] DCSE2005/0949/F AND [B] DCSE2005/0951/C - ST. JOSEPH'S CONVENT, WALFORD ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5PQ (AGENDA ITEM 6)

*Demolition of existing 1970's hall and living accommodation. Construction of new block of 8 no. flats.*

**RESOLVED**

**That consideration of the application be deferred at the request of the applicant.**

7. DCSE2005/0795/F - SITE NEAR BODENHAM FARM, MUCH MARCLE, LEDBURY, HEREFORDSHIRE (AGENDA ITEM 7)

*Continuation of use as equine stud farm.*

The Principal Planning Officer reported the receipt of 2 further letters of objection from local residents and further comments from the Traffic Manager, who raised no objections at the current level of operation. He also reported the receipt of an update from the applicant regarding the number of horses kept on the farm.

In accordance with the Criteria for Public Speaking, Mr Weston, representing Much Marcle Parish Council, and Mr. Pope, a local resident, spoke in objection to the application.

Councillor J.W. Edwards, the Local Ward Member, noted the concerns raised by the Parish Council and the local residents and felt that he could not support the application.

Members discussed the application and felt that 116 horses on a 20 acre site resulted in intensification. Members also felt that the limited size of the enterprise would result in greater vehicular movements to and from the site resulting in reduced highway safety and an increase in noise and disturbance to local residents.

**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. Over intensification of buildings in the open countryside**
- 2. Obstructing a public right of way**
- 3. Traffic issues**
- 4. Too many horses on the site**

**(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: The Southern Team Leader said that he would refer the application to the Head of Planning Services as the decision made by Members may not be defensible if challenged]

**8. DCSW2005/0993/O - VIPASSANA TRUST, DHAMMA DIPA, HAREWOOD END, HEREFORDSHIRE, HR2 8JS (AGENDA ITEM 8)**

*Renewal of permission SE2000/1038/O. Demolition of existing buildings. Redevelopment for enlarged meditation centre, comprising student sleeping accommodation, dining and kitchen facilities. Managers and teachers accommodation, workshop and offices.*

Councillor G.W. Davis, the Local Ward Member, noted the concerns raised by local residents regarding the amount of light emitted from the site. He also said that the tree planting scheme undertaken by the applicants could improve the situation.

**RESOLVED**

**That planning permission be granted subject to the following conditions:**

- 1. A02 (Time limit for submission of reserved matters (outline permission))**  
**Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.**
- 2. A03 (Time limit for commencement (outline permission))**  
**Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.**
- 3. A04 (Approval of reserved matters)**  
**Reason: To enable the local planning authority to exercise proper**

control over these aspects of the development.

4. **A05 (Plans and particulars of reserved matters)**

**Reason:** Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

5. **The premises shall be used as a residential meditation centre and for no other purpose, including any purpose within Class C2 of the Town and Country Planning (Use Classes) Order 1987 or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.**

**Reason:** An alternative use may generate traffic that could not be accommodated acceptably on the local road network and to protect the local amenity.

6. **No development approved by this permission shall be commenced until a scheme for the provision of foul drainage works has been approved by the local planning authority. The scheme shall be implemented in accordance with the approved details.**

**Reason:** To prevent pollution of the water environment.

7. **Details for external lighting shall be the subject of the prior written approval of the local planning authority.**

**Reason:** In order to reduce the impact of the development when viewed in the wider landscape.

**Informative(s):**

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

9. **DCSW2005/0224/F - HILL FARM, ABBEYDORE, HEREFORDSHIRE, HR2 0AG (AGENDA ITEM 9)**

*Change of use of agricultural buildings to equestrian use and construction of outdoor all weather riding surface. Provision of toilet/kitchen block.*

**RESOLVED**

**That subject to the receipt of revised plans re-siting the outdoor arena, the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any conditions considered necessary by officers:**

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. Details of the toilet/kitchen block, i.e. internal layout, and any alterations to the external appearance of the building, i.e. doors and windows, shall be the subject of the prior written approval of the local planning authority before any development commences on site.

Reason: In order to define the terms to which the application relates and in the interests of protecting the setting of a Grade II Listed building.

4. No development approved by this permission shall be commenced until a scheme for the provision of foul drainage works has been approved by the local planning authority. The scheme shall be implemented in accordance with the approved details.

Reason: To prevent pollution of the water environment.

5. No floodlighting shall be installed/erected to the western side of any buildings to the west of Hill Farm.

Reason: To define the terms to which the application relates and in order to reduce the impact of the use in the wider landscape on this elevated site.

6. The maximum number of horses housed at Hill Farm shall be sixteen at any one time.

Reason: In order to define the terms to which the application relates.

7. Before the development is first brought into use two passing places shall be provided on the western side of the Class III road (C1223). The details of the siting and specification for these passing places shall be submitted to and be approved in writing by the local planning authority prior to the commencement of development. The passing places shall be completed in accordance with the approved details prior to the development hereby permitted being first brought into use.

Reason: In the interests of general highway safety.

**Informative(s):**

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

**10. DCSE2004/2973/F - BARN ADJACENT TO TRERIBBLE BUNGALOW, THREE ASHES, HEREFORD, HEREFORDSHIRE, HR2 8LS (AGENDA ITEM 10)**

*Conversion of redundant barn to form holiday letting unit.*

In accordance with the Criteria for Public Speaking, Mrs. Wilson, a resident of a neighbouring property, spoke in objection to the application.

Councillor J.A. Hyde, the Local Ward Member, noted the concerns raised by the objectors but felt that it was important to encourage tourism and appreciated the need for farm diversification.

**RESOLVED**

**That subject to the receipt of revised plans indicating the retention of the attached garage/store to the north of the building subject to this application**



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 A01 (Time limit for commencement (full permission))**

**Reason:** Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

**2 A09 (Amended plans)**

**Reason:** To ensure the development is carried out in accordance with the amended plans.

**3 B01 (Samples of external materials)**

**Reason:** To ensure that the materials harmonise with the surroundings.

**4 B05 (Alterations made good)**

**Reason:** To maintain the appearance of the building.

**5 C04 (Details of window sections, eaves, verges and barge boards)**

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

**6 C05 (Details of external joinery finishes)**

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

**7 Prior to the commencement of development details of any proposed flues and vents shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the details so approved.**

**Reason:**

**8 E31 (Use as Holiday Accommodation)**

**Reason:** The local planning authority are not prepared to allow the introduction of a separate unit of residential accommodation in this rural location.

**9 No works or development shall take place until details of a scheme, including architectural drawings, for creation and implementation of bat and bird roosting opportunities has been submitted to and approved by Herefordshire Council. This should be based on and include all the measures set out within the ecological surgery report by Rebecca Collins dated June 2004. This should include appropriate remedial treatment wood, appropriate lighting as well as the roosting provisions for birds and bats.**

**Reason:** To create suitable roosting opportunities for a species listed in the UK and Herefordshire Biodiversity Action Plan.

**Informatives:**

- 1 **NC02 - Warning against demolition**
- 2 **Work should be undertaken within the winter or spring months. When roofing works are to be undertaken roof tiles and other roof fittings are removed with care and by hand, in case undetected bats or nesting birds are present beneath them. Slates and tiles should be lifted rather than slid off. Similarly care should be taken when removing other loose fitting external fittings such as lintels and door and window frames. Where deep crevices are present within the stonework or other surfaces and there is a chance that such crevices could contain bats or birds then these crevices should be searched with a touch for the presence of bats or birds immediately prior to filling or covering them up. Should bats or nesting birds be discovered at any time during the works then all work likely to affect bats and nesting birds should cease and English Nature informed immediately. Bats should be left in situ to disperse of their own accord unless in immediate danger of injury or death.**
- 3 **N15 - Reason(s) for the Grant of Planning Permission.**

**11. DCSW2005/1135/RM - LAND SOUTH OF PONTILLA, LONGTOWN, HEREFORDSHIRE (AGENDA ITEM 11)**

*Construction of nine dwellings including new access to main road. Reserved matters application following outline approval ref. SW2004/1499/0 dated 7th July, 2004.*

In accordance with the Criteria for Public Speaking, Mr. Collins, the applicant, spoke in support of the application.

**RESOLVED**

**That subject to the receipt of revised plans relating to the roadway and footpath, and further specifications of materials and finishes, including landscaping, 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. **A06 (Development in accordance with approved plans)**

**Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.**

**Informative(s):**

1. **N09 - Approval of Reserved Matters**
2. **N15 - Reason(s) for the Grant of Planning Permission**

**12. DCSE2005/1190/F - ST. JOSEPH'S RC PRIMARY SCHOOL, THE AVENUE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5AU (AGENDA ITEM 12)**

*Brick and slate construction to provide replacement hall, toilets and playground.*

The Principal Planning Officer advised Members that the application had been withdrawn at the request of the applicant.

**13. DCSW2005/1171/F - LAND ADJACENT TO ORCHARD COTTAGE, PENROSE GREEN, BROAD OAK, HEREFORDSHIRE, HR2 8QT (AGENDA ITEM 13)**

*Change of use from agricultural to garden land.*

The Southern Team Leader advised Members of an additional condition to ensure that the land was only used for garden use ancillary to the 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. 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. G04 (Landscaping scheme (general))**

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

**4. G05 (Implementation of landscaping scheme (general))**

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

**5. G12 (Planting of hedgerows which comply with Hedgerow Regulations)**

**Reason: To ensure that hedges planted are ecologically and environmentally rich and to assist their permanent retention in the landscape.**

**6. E16 (Removal of permitted development rights)**

**Reason: To safeguard the character and amenities of the locality.**

**7. The storage barn and associated land and dwelling house known as Orchard Cottage shall not be sold separately from each other.**

**Reason: It would be contrary to the policy of the local planning authority to grant consent for a separate dwelling in this location.**

**Informative(s):**

**1. The applicant's attention is drawn to access rights over the common land and to ensure the necessary consent is sought.**

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

**14. DCSW2005/1170/F - LAND ADJACENT TO ORCHARD COTTAGE, PENROSE GREEN, BROAD OAK, HEREFORDSHIRE, HR2 8QT (AGENDA ITEM 14)**

*Storage barn.*

Councillor G.W. Davis, the Local Ward Member, felt that 16m x 9m was very large for a storage barn. He noted that Condition 8 limited the building to domestic use only and asked Officers to ensure that the conditions were adhered to.

**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. A09 (Amended plans)**

**Reason: To ensure the development is carried out in accordance with the amended plans.**

**4. B01 (Samples of external materials)**

**Reason: To ensure that the materials harmonise with the surroundings.**

**5. G04 (Landscaping scheme (general))**

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

**6. G05 (Implementation of landscaping scheme (general))**

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

**7. G12 (Planting of hedgerows which comply with Hedgerow Regulations)**

**Reason: To ensure that hedges planted are ecologically and environmentally rich and to assist their permanent retention in the landscape.**

**8. E08 (Domestic use only of garage)**

**Reason: To ensure that the garage is used only for the purposes ancillary to the dwelling.**

**9. E16 (Removal of permitted development rights)**

**Reason: To safeguard the character and amenities of the locality.**

**10. The storage barn and associated land and dwellinghouse known as Orchard Cottage shall not be sold separately from each other.**

**Reason: It would be contrary to the policy of the local planning authority to grant consent for a separate dwelling in this location.**

**Informative(s):****1. N15 - Reason(s) for the Grant of Planning Permission****15. [A] DCSE2005/1272/F AND 15 [B] DCSE2005/1277/L - WALFORD COURT, WALFORD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5QP (AGENDA ITEM 15)**

*Demolition of, and alterations to, timber framed, steel clad barn, to create 5 car ports with stores.*

In accordance with the Criteria for Public Speaking, Mr. Thomas, a local resident, spoke in objection to the application and Mr. Jones, the applicant's architect, spoke in support.

The Chairman, speaking in her capacity of Local Ward Member, felt that a number of the concerns raised by the objectors had been covered by conditions.

**RESOLVED****In respect of DCSE2005/1272/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 B01 (Samples of external materials)**

**Reason: To ensure that the materials harmonise with the surroundings.**

**3 G01 (Details of boundary treatments)**

**Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.**

**4 G04 (Landscaping scheme (general))**

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

**5 G05 (Implementation of landscaping scheme (general))**

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

**In respect of DCSE2005/1277/L**

**That planning permission be granted subject to the following conditions:**

**1 C01 (Time limit for commencement (Listed Building Consent))**

**Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.**

**2 B01 (Samples of external materials)**

**Reason: To ensure that the materials harmonise with the surroundings.**

**3 G01 (Details of boundary treatments)**

**Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.**

**4 G04 (Landscaping scheme (general))**

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

**5 G05 (Implementation of landscaping scheme (general))**

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

**Informative(s):****1 N15 - Reason(s) for the Grant of Planning Permission and Listed Building Consent****16. DCSW2005/0720/F - LAND AT WHITEHOUSE FARM, KINGSTONE, HEREFORDSHIRE (AGENDA ITEM 16)**

*Demolition of existing buildings and erection of 24 houses with parking and/or garages, together with associated roads and sewers.*

The Principal Planning Officer advised Members that the conditions recommended by the Highways Department had been omitted from the report. He also reported the receipt of amended plans from the applicant.

In accordance with the Criteria for Public Speaking, Mr. Bell, a local resident, spoke in objection to the application.

Councillor P.G. Turpin, the Local Ward Member, felt that granting the application would have a detrimental effect on the neighbouring grade 2 listed farmhouse. He also felt that the large number of houses on the plot resulted in over intensification. He noted the concerns raised by local residents and felt that he could not support the application.

In response to a question, the Principal Planning Officer advised Members that the applicant had investigated the possibility of retaining the existing pond on the site but had concluded that it was not a viable solution.

Members discussed the application and felt that the provision of 2 two-bedroom houses was insufficient for a development of this size.

**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. Over intensification of use of the site
2. To protect the setting of the Grade 2 listed farmhouse
3. Insufficient number of small houses on the site

(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: The Southern Team Leader said that he would refer the application to the Head of Planning Services as the decision made by Members may not be defensible if challenged]

**17. DCSE2005/1346/F - NEWTON FARM, WELSH NEWTON, MONMOUTH, HEREFORDSHIRE, NP5 3RN (AGENDA ITEM 17)**

*Alterations, repairs and extensions to existing barn for residential purposes.*

In accordance with the Criteria for Public Speaking, Mr. Crowther, the applicant's agent, spoke in support of the application.

**RESOLVED**

**That planning permission be refused for the following reason:**

1. **Planning permission was granted in 2002 (Application SE2003/2136/F) for the conversion of a building. The development as carried out has resulted in the erection of a new dwelling in the open countryside. Although the development now proposed would significantly alter the appearance of the building the development constitutes the erection of a new dwelling in the open countryside This is contrary to Hereford and Worcester Structure Plan Policies H.16A and H.20, and South Herefordshire Local Plan Policies C.1 and SH.11, as supplemented by the advice in PPS.7. There is insufficient justification for these policies to be set aside.**

**18. DCSE2005/0879/F - WOODSIDE RESIDENTIAL HOME, REYNOLDS COURT, HILDERSLEY, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7NE (AGENDA ITEM 18)**

*Refurbishment and extension of existing home to provide 15 place day care centre and 2 crisis care flats.*

In accordance with the Criteria for Public Speaking, Mr. Crisp, the applicant, 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 **B02 (Matching external materials (extension))**

**Reason: To ensure the external materials harmonise with the existing building.**

**3 H13 (Access, turning area and parking)**

**Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.**

**Informative(s):**

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

**19. DCSE2005/0830/F - SITE ADJACENT TO WHITECROFT, UPTON CREWS, NR. ROSS-ON-WYE, HEREFORDSHIRE, HR9 7UE (AGENDA ITEM 19)**

*Proposed new 4 bedroomed house, garage and access.*

Councillor J.W. Edwards, the Local Ward Member, noted the concerns raised by the Parish Council and felt that he could not support 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. 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. The foul drainage from the proposed development shall be discharged to a treatment plant and soakaway system which meets the requirements of British Standard BS 6297: 1983, and which is provided in accordance with the details submitted (including plan J1650-984-1 Rev. C, dated January 2005), unless otherwise agreed in writing by the local planning authority. There shall be no connection with any watercourse or land drainage system and no part of the soakaway system located within 10 metres of any ditch or watercourse, nor within 50 metres of any water abstraction or well.**

**Reason: To prevent pollution of the water environment.**

**5. H04 (Visibility over frontage)**

**Reason: In the interests of highway safety.**

**6. H05 (Access gates)**



Reason: In the interests of highway safety.

7. H06 (Vehicular access construction)

Reason: In the interests of highway safety.

8. H09 (Driveway gradient)

Reason: In the interests of highway safety.

9. H13 (Access, turning area and parking)

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

10. The whole of the works relating to means of access, including drainage, shall be completed before the development is brought into use.

Reason: In the interests of highway safety.

Informative(s):

1. N03 - Adjoining property rights

2. N14 - Party Wall Act 1996

3. HN01 - Mud on highway

4. HN05 - Works within the highway

5. HN10 - No drainage to discharge to highway

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

20. DCSE2005/0494/F - SITE AT CHASE WOOD, OFF FERNBANK ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5RU (AGENDA ITEM 20)

*Proposed telecommunication installation consisting of 17.5m slimline lattice mast, 3 antenna, 1 dish, cabinets, fenced compound and ancillary development.*

The Principal Planning Officer reported the receipt of a landscaping scheme from the applicant, he also reported the receipt of a further letter of objection from a local resident.

In accordance with the Criteria for Public Speaking, Mr. Palmer, the applicant's agent, 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 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 C02 (Approval of details)

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

Informative:

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

21. DCSE2005/0420/F - LARRUPERZ COMMUNITY CENTRE, SCHOOL CLOSE, ROSS-ON-WYE (AGENDA ITEM 21)

*Erection of LPG compound + dispenser and installation of 2 no. 1 tonne 'dumpy' storage tanks.*

The Principal Planning Officer reported the receipt of a letter of objection from a local resident.

**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 detailed drawings of the fencing around the compound (including materials and finish) shall first be submitted to and be subject to the prior written approval of the local planning authority.

Reason: In the interests of visual amenity.

4. G04 (Landscaping scheme (general))

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

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

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

6. The use of this facility by customers and also deliveries of LPG to it shall not occur outside the hours of 8.00am to 10.00pm Mondays to Saturdays and 10.00am to 4.00pm Sundays and Public/Bank Holidays.

**Reason: In order to protect the residential amenities of the occupiers of nearby dwellings.**

**Informative(s):**

- 1. N03 - Adjoining property rights**
- 2. The development must be carried out, operated and maintained in accordance with the relevant codes of practice with respect to safety procedures.**
- 3. N15 - Reason(s) for the Grant of Planning Permission**

**22. DATE OF NEXT MEETING**

It was noted that the date of the next scheduled meeting was Wednesday 6th July, 2005.

The meeting ended at 4.20 p.m.

**CHAIRMAN**

