

MINUTES of the meeting of Southern Area Planning Sub-Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday, 31st August, 2005 at 10.30 a.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, Mrs. J.A. Hyde, G. Lucas, D.C. Taylor and
J.B. Williams

In attendance: Councillors T.W. Hunt (ex-officio)

48. APOLOGIES FOR ABSENCE

Apologies were received from Councillors J.W. Edwards and Mrs. A.E. Gray.

49. DECLARATIONS OF INTEREST

The following declaration of interest was made:

Councillor	Item	Interest
Mrs. C.J. Davis	Item 7 – DCSE2005/2295/F – Two storey extension to rear at: 9 Sycamore Close, Ross-on-Wye, Herefordshire, HR9 5UA.	The Member declared a prejudicial interest and left the meeting for the duration of the item.

50. MINUTES

RESOLVED: That the Minutes of the meeting held on 3rd August be approved as a correct record and signed by the Chairman.

51. ITEM FOR INFORMATION - APPEALS

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

52. DCSW2005/0593/F - ASHFORD STABLES, STONEY STREET, MADLEY, HEREFORD. HR2 9NZ

10 extra car boot sales per calendar year.

In accordance with the criteria for public speaking, Mrs. Kury had registered to speak but was not able to attend the meeting due to the amended start time so the Southern Team Leader read out a prepared statement on her behalf. Mr. Evans, the applicant, spoke in support of the application.

Councillor D.C. Taylor, the Local Ward Member, noted that no objections had been received by the police authority. He also felt that the applicants had made every effort to resolve the issue of parking.

Councillor P.G. Turpin advised Members that the approach road to the site was extremely narrow. He noted the concerns raised by the local residents and said that a condition should be added preventing car boot sales being held on 2 consecutive days.

RESOLVED

That planning permission be granted subject to the following conditions:

- 1. This permission shall be for a temporary period only ending on 31st July 2008.**

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

- 2. A log book/record of all car boot sales shall be kept and shall be available for inspection, a car boot sale having deemed to have begun when the gates have been opened for at least one hour, notwithstanding subsequent weather conditions.**

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

- 3. Car boot sales shall not be carried out on two consecutive days.**

Reason: In order to protect local amenity.

Informative:

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

- 53. DCSW2005/2403/F - KOHIMA, CUSOP, HAY-ON-WYE, HEREFORD, HEREFORDSHIRE, HR3 5QX**

Proposed extensions and improvements to an existing bungalow; new vehicular access and demolition of existing garage and closure of existing access.

Councillor N.J.J Davies, the Local Ward Member, felt that the proposed application would improve the site. He also noted that the Parish Council had not objected to 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. A08 (Development in accordance with approved plans and materials)**

Reason: To ensure adherence to the approved plans and to protect the general character and amenities of the area.

3. For the avoidance of doubt, the garage shall be demolished and existing access closed off before the development hereby permitted is brought into use.

Reason: In the interests of highway safety.

4. E08 (Domestic use only of garage)

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

5. E09 (No conversion of garage to habitable accommodation)

Reason: To ensure adequate off street parking arrangements remain available at all times.

6. 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. HN04 - Private apparatus within highway
2. HN05 - Works within the highway
3. N15 - Reason(s) for the Grant of Planning Permission

54. DCSE2005/2295/F - 9 SYCAMORE CLOSE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5UA

Two storey extension to rear.

In accordance with the criteria for public speaking, Mr. Hurdley, the applicant, spoke in support of the application.

Councillor G. Lucas, one of the Local Ward Members, felt that the garden was very large and that the extension did not seem unreasonable.

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. E17 (No windows in side elevation of extension)

Reason: In order to protect the residential amenity of adjacent properties.

4. The window serving the en-suite w.c. at first floor level on the north-east elevation of the extension hereby approved shall have obscure glazing and at all times thereafter, unless otherwise first agreed in writing by the local planning authority.

Reason: In order to protect the residential amenity of the adjacent dwelling.

Informative(s):

1. N03 - Adjoining property rights
2. N14 - Party Wall Act 1996
3. N15 - Reason(s) for the Grant of Planning Permission

55. DCSE2004/3971/F - BROCKHAMPTON COURT NURSING HOME, BROCKHAMPTON, HEREFORD, HR1 4TQ

Construction of nurses accommodation.

The Principal Planning Officer advised the sub-committee that comments had been received from the Parish Council but had been omitted from the report. He said that the Parish Council supported the need for nurses' accommodation but had concerns regarding the siting of the building, the internal layout, and the need to fell the 2 evergreen trees located in the grounds of Brockhampton Court. The Parish Council felt that a lit path should be present between the two sites and that a condition should be added to the application to tie the new building to the existing dwelling.

In accordance with the criteria for public speaking, Dr. Allen, the applicant, spoke in support of the application.

In response to a question raised by the Local Ward member, the Southern Team Leader advised the Sub-Committee that a condition could be added in order to tie the new building to Brockhampton Court.

RESOLVED

That subject to revised drawings showing acceptable design, external appearance and siting of the building 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. B01 (Samples of external materials)

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

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. F48 (Details of slab levels)

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.

6. E30 (Use as staff accommodation)

Reason: It would be contrary to the policy of the local planning authority to grant planning permission in this location without the special need to provide on site accommodation.

7. F32 (Details of floodlighting/external lighting)

Reason: To safeguard local amenities.

8. F18 (Scheme of foul drainage disposal)

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

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.

Informative:

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

56. DCSE2004/2864/F - WHITE HOUSE, LLANCLOUDY, HEREFORDSHIRE, HR2 8QP

Replacement 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. B01 (Samples of external materials)

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

3. F48 (Details of slab levels)

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.

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. E16 (Removal of permitted development rights)

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

7. H12 (Parking and turning - single house)

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

8. Prior to the occupation of the development hereby approved the driveway shall be consolidated, surfaced and drained in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason: In order to ensure that a suitable access is provided.

9. Within two months of completion of the dwelling hereby approved the existing dwelling and all commercial building within the area outlined in red on the plan attached to this permission shall be demolished and all materials removed from the land.

Reason: It would be contrary to the Council's policies to allow two dwellings in this rural location.

Informative(s):

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

57. DCSE2005/1374/F - WYE LEA COUNTRY MANOR, BRIDSTOW, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6PZ

Change of use of 9 holiday cottages to retirement centre.

The Principal Planning Officer reported the receipt of a further letter from the applicant's agent as well as a letter from the Tourism Officer, who did not object to the application.

RESOLVED

That : (i) The County Secretary and Solicitor be authorised to complete a planning obligation under Section 106 of the Town and Country Planning Act 1990 to ensure:

1. That the 6 holiday letting units, information centre, extension to manager's house, office and shift manager's bedroom approved under SE2003/1502/F, SE2003/1859/F and SE2003/3554/F not be implemented.

2. The occupation of the retirement centre accommodation be limited to elderly people.

(ii) Upon completion of the aforementioned planning obligation, officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following condition and any other 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.

Informative:

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

The meeting ended at 11.03 a.m.

CHAIRMAN