

REPORT OF THE PLANNING COMMITTEE

Meeting Held on 26th August and 30th September, 2005

Membership:

Councillors: TW Hunt (Chairman), JB Williams (Vice-Chairman),
BF Ashton, MR Cunningham, Mrs CJ Davis, PJ Dauncey, DJ Fleet, PE Harling,
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

REFERRED PLANNING APPLICATIONS

1. The following Planning Applications were determined by the Committee because (i) they related to the Council's own development or to the development of land owned by the Council; (ii) they were applications referred to the Committee by the Head of Planning Services because the Area Planning Sub-Committees are mindful to approval/refuse them contrary to officer recommendations and Council's Policies; or (iii) they were applications by Members or their relatives.
 - (a) DCNE2005/0709/F – Demolition of existing home and new build extra care home and day centre, with associated facilities at Leadon Bank Old Peoples Home, Orchard Lane, Ledbury, Herefordshire, HR8 1DQ FOR: Shaw Healthcare, Herefordshire Ltd per Pentan Partnership, Beaufort Studio, 1 Atlantic Wharf, Cardiff, CF10 4AH – approved as recommended
 - (b) DCSW2005/0720/F - Demolition of existing buildings and erection of 24 houses with parking and/or garages, together with associated roads and sewers, Land at Whitehouse Farm, Kingstone, Herefordshire – approved as recommended
 - (c) DCNE2005/1352/F - conversion of barns to one dwelling in support of agricultural holding at Upper House Barns, Putley, Herefordshire. HR8 2QR for: Messrs D J Pardoe Per Mr N J Teale, Brambles Farm, Naunton, Upton-Upon-Severn, Worcestershire WR8 0PZ - approved contrary to recommendation because of the exceptional need for the dwelling as part of the agricultural business
 - (c) DCNW2005/1542/O - demolition of existing dwelling, garage and outbuildings. site for construction of a residential development of six dwellings at Burnside, High Street, Leintwardine, Craven Arms, Herefordshire, SY7 0IQ For: Wicks Consultancy Per Mr Stephen Funge, Architectural Design, Dartmoor View, Queen Street Winkleigh, Devon, EX19 8JB – approved as recommended
 - (d) DCCW2005/2163/N - retention of earth bund at Hereford City Sports Club, Grandstand Road, Hereford, HR4 9NG FOR: Hereford City Sports Club Per TBA Consulting Engineers, Pitch Farm, Dilwyn, Hereford, HR4 8JH – refused as recommended
 - (e) DCCW2005/2654/F - change of use to public open space and provision of play equipment and kickabout area at land behind 10 - 80 Dorchester Way, Belmont, Hereford, HR2 7ZP for: Herefordshire Council per Parks & Countryside, Queenswood, P.O. Box 41, Leominster, Herefordshire, HR6 0ZA - deferred for a site inspection

(f) DCNE2005/2182/T - 14.7M high slim line telecommunications monopole, 2 no. antennae, cabinets and ancillary development at The Old Road adjacent to A449, Chances Pitch, Colwall, Malvern, WR13 6EJ - the Committee received details about the proposed erection of the Pole on Council owned land.

AREA PLANNING SUB-COMMITTEES

2. Information reports have been received from the three Area Planning Sub-Committees which have dealt with the following matters:

(a) Northern

The Sub-Committee has met on three occasions and has dealt with the planning applications referred to it as follows:-

- applications approved as recommended - 29
- applications refused as recommended - 2
- applications refused contrary to recommendation - 6 (not referred to Planning Committee by the Head of Planning services)
- applications approved contrary to recommendation – 0 (referred to Planning Committee by Head of Planning Services).
- deferred - 3
- site inspections - 5
- number of public speakers - 27 (10 supporters, 12 objectors, 5 parish councils)
- appeals - 5 have been received and 12 determined (2 withdrawn, 1 upheld and 9 dismissed).

(b) Central

The Sub-Committee has met on three occasions and has dealt with the planning applications referred to it as follows:-

- applications approved as recommended – 19
- applications refused contrary to recommendation - 6 (not referred to the Head of Planning services)
- applications approved contrary to recommendation - 1 (not referred to the Head of Planning Services).
- deferred - 1
- site inspections - 6
- number of public speakers - 21 (5 parish, 8 supporters, 8 objectors)
- appeals - 6 appeals have been received and 4 determined (2 upheld and 2 dismissed).

(c) Southern

The Sub-Committee has met on two occasions and has dealt with the planning applications referred to it as follows:-

- applications approved as recommended – 12
- applications refused as recommended – 1
- applications refused contrary to recommendation – 1 (not referred to the Head of Planning Services)
- applications approved contrary to recommendation - 1 (not referred to the Head of Planning Services).
- deferred - 0
- site inspections - 0
- number of public speakers - 4 (3 supporters, 1 objectors)
- appeals - 6 appeals have been received and 15 determined (1 upheld, 1 withdrawn, 13 dismissed).

WHITECROSS HIGH SCHOOL DEVELOPMENT BRIEF

3. A draft Development Brief has been prepared for the existing Whitecross High School in Baggallay Street, Hereford and commended to the Cabinet Member (Environment) for public consultation. The Brief contains proposals which reflect those set out in the Herefordshire Unitary Development Plan Policy H2. The northern part of the site has been identified for approximately 60 dwellings, twenty-one of which will be affordable housing to meet local needs. It is also proposed that the site will accommodate a new educational establishment to fulfil the community element of the scheme. There will also be improvements to the open space to the benefit of the wider public and the new school site at Three Elms Road Hereford will provide a wide range of sporting facilities for the general public.

STATEMENT OF COMMUNITY INVOLVEMENT

4. The Planning and Compulsory Purchase Act 2004 has introduced a new planning system which affects the way Development Plans are made and how planning applications are dealt with. The new system is intended to:
 - speed up Development Plan preparation;
 - be more effective in involving the community;
 - produce shorter, more flexible plans that were more responsive to change; and
 - draw together those strategies of other agencies which influenced the nature of places and how they functioned.

Under these arrangements (Local Planning) Authorities must prepare a Statement of Community Involvement (SCI) which sets out how the Council will consult on planning matters. The SCI forms part of a Local Development Framework which sets development plans for the next few years. It seeks to encourage the public to participate more directly in the preparation of planning documents and to be more aware of the medium and long term proposals which will affect their neighbourhood. It is hoped that this will help to strengthen the evidence base as well as encourage a sense of local ownership and commitment to plan policies and their delivery. It is also hoped that this approach will help to resolve conflicts and to reach a consensus on essential issues in the early stages of the process, thereby reducing the time taken

by Public Inquiries and revisions in the later stages. An SCI has been prepared and commended to the Cabinet Member (Environment) for approval.

ALMELEY PARISH PLAN

5. The planning elements of the Almley Parish Plan have been commended to the Cabinet Member (Environment) for adoption as further planning guidance to the Herefordshire Unitary Development Plan and as an expression of local distinctiveness and community participation. The purpose of the Plan is to:

- set out the hopes and concerns of parishioners and proposals for meeting them over the next ten years; and
- guide the policies of the Parish Council in its work for the residents and in its dealings with outside bodies and individuals.

The Committee expressed its appreciation for the hard work undertaken by the local community in helping to prepare the document

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

BACKGROUND PAPERS

- Agenda for the meeting of the Planning Committee held on 26th August and 30th September, 2005.