

MINUTES of the meeting of Southern Area Planning Sub-Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday, 23rd November, 2005 at 2.00 p.m.

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

Councillors: M.R. Cunningham, 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)

79. APOLOGIES FOR ABSENCE

Apologies were received from Councillors H. Bramer, N.J.J. Davies, J.W. Edwards and Mrs. A.E. Gray.

80. DECLARATIONS OF INTEREST

There were no declarations of interest made.

81. MINUTES

RESOLVED: That the Minutes of the meeting held on 26th October, 2005 be approved as a correct record and signed by the Chairman.

82. ITEM FOR INFORMATION - APPEALS

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

83. DCSW2005/3155/F - LAND ADJOINING 'FALCON', SCHOOL LANE, CLEHONGER, HEREFORDSHIRE, HR2 9RF

Proposed detached dwelling with integral garage and access.

Councillor D.C. Taylor, the Local Ward Member, felt that parking area at the front of the dwelling was too small and that there was insufficient space for a car to turn, he asked the Principal Planning Officer if the dwelling could be moved further back on the site in order to increase this parking area. He also noted the concerns of the neighbouring residents in respect of the issue of overlooking.

In response to the questions raised by the Local Ward Member, the Principal Planning Officer advised the Sub-Committee that the Traffic Manager had no objections to the application and that he felt that cars had sufficient space to turn at the front of the dwelling. He also said that the inspector had been happy with a two-storey building on the site and that due to the 20 metre gap between the two dwellings he could not foresee an issue of overlooking.

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. **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. **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.

7. **E09 (No conversion of garage to habitable accommodation)**

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

Informative:

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

(Note: Councillor D.C. Taylor, the Local Ward Member, wished it to be recorded that he voted against the resolution detailed above)

84. DCSW2004/0500/F - KERRY'S GATE FARM BUILDINGS, KERRY'S GATE, HEREFORD, HEREFORDSHIRE, HR2 0AH

Conversion of redundant farm building into 2 no. holiday flats.

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

Councillor J.B. Williams, the Local Ward Member, noted the concerns of the local residents but felt that a number of the issues were civil matters and could not be dealt with by the sub-committee.

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. **Details of finish and materials to all weather boarding and joinery shall be the subject of the prior written approval of the local planning authority before any development commences on site.**
Reason: In the interest of protecting the amenity of this building of historical and architectural interest.
4. **E16 (Removal of permitted development rights)**
Reason: In the interest of protecting the amenity of this building of historical and architectural interest.
5. **E31 (Use as holiday accommodation)**
Reason: In order to define the terms to which the application relates.
6. **F17 (Scheme of foul drainage disposal)**
Reason: In order to ensure that satisfactory drainage arrangements are provided.
7. **H03 (Visibility splays)**
Reason: In the interests of highway safety.
8. **H05 (Access gates)**
Reason: In the interests of highway safety.
9. **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.

Informatives:

1. **HN01 - Mud on highway**
2. **HN04 - Private apparatus within highway**
3. **HN05 - Works within the highway**
4. **N15 - Reason(s) for the Grant of Planning Permission.**

**85. DCSW2005/2970/F - THE CLOSERIE, LYSTON, WORMELOW,
HEREFORDSHIRE, HR2 8EL**

Upgrading of track, converting barn to stables and change of use on animal shed to workshop/ store/garage

The Principal Planning Officer reported the receipt of a further letter from the applicant. He also amended the wording of condition 4 of the recommendation.

Councillor G.W. Davis noted the concerns of the local residents and said that he was disappointed that the applicant had not sought planning permission prior to commencing work on the site. He advised Members that there were a number of concerns regarding shared access and rights of way but noted that these were not matters to be dealt with by the Sub-Committee.

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. The whole of the roof of the workshop/store and garage shall be finished in accordance with a finish, which shall first have been submitted to and approved by the local planning authority.

Reason: To secure properly planned development.

4. The whole of the track serving the buildings shall provide a central strip of grass which shall first have been submitted to and approved by the local planning authority within 6 months from the date of approval or as agreed in writing..

Reason: To secure properly planned development.

5. F32 (Details of floodlighting/external lighting)

Reason: To safeguard local amenities.

6. The workshop/store and garage and access thereto must be reserved for the garaging or parking of private motor vehicles and the garage shall at no time be converted to habitable accommodation.

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

7. The workshop/store and garage hereby permitted shall be used solely for the garaging of private vehicles and for purposes incidental to the enjoyment of the dwelling house as such and not for the carrying out of

any trade or business.

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

8. E11 (Private use of stables only)

Reason: In order to safeguard the residential amenity of the area.

9. The workshop/store/garage and stables and the dwelling known as The Closerie 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.

10. G04 (Landscaping scheme (general))

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

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

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

Informatives:

1. N04 - Rights of way

2. N14 - Party Wall Act 1996

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

86. DCSE2005/3107/F - ROYAL HOTEL, SYMONDS YAT EAST, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6JL

Single storey extension to side to provide toilet facilities.

In accordance with the criteria for public speaking, Mr. Wilson had registered to speak but was not present at the meeting.

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. B02 (Matching external materials (extension))

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

4. F24 (Standard of septic tank/soakaway system)

Reason: To prevent pollution of the water environment.

5. Prior to the first use of the toilet facilities hereby approved, details of any extractor equipment to be installed shall be submitted to and agreed in writing by the local planning authority. The equipment shall be installed in accordance with the agreed details.

Reason: To protect the residential amenities of the neighbouring property.

Informative:

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

87. DCSE2005/2257/F - GLEBE COTTAGE, ASHFIELD PARK ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5AS

Demolition of single storey cottage, renovation of part of cottage to return as garage to The Glebe. Erection of two storey dwelling and garage.

The Principal Planning Officer reported the receipt of amended drawings from the applicant. He advised Members that although the drawings had been amended, Ross Town Council still objected to the application.

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

Councillor G. Lucas, one of the Local Ward Members, felt that the application site was suitable for the development and that it would not have an adverse effect on the skyline.

Councillor M.R. Cunningham, the other Local Ward Member, noted that the new dwelling was lower than the existing building. He felt there were no planning grounds to object to the application and felt that it should be approved.

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. 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. 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. 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.

7. F32 (Details of floodlighting/external lighting)

Reason: To safeguard local amenities.

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. W01 (Foul/surface water drainage)

Reason: To protect the integrity of the public sewerage system.

10. W02 (No surface water to connect to public system)

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

11. W03 (No drainage run-off to public system)

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

Informative(s):

1. Welsh Water advise that:

1. If a connection is required to the public sewerage system, the developer is advised to contact the Dwr Cymru Welsh Water's Network Development Consultants on Tel: 01443 331155.

2. The proposed development is crossed by a trunk/distribution rights of access to its apparatus at all times. It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the Developer.

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

88. DCSE2005/3231/F - REVELLS FARM, GORSLEY, ROSS-ON-WYE,
HEREFORDSHIRE, HR9 7SE.

20 metre slimline tele-communications lattice tower incorporating 3 no. antennae.

RESOLVED:

That subject to there being no new relevant representations during the consultation period, the Officers named in the Scheme of Delegation to Officers be authorised to approve the application subject to the following conditions and any further 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. 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. No development within the application area shall be undertaken unless technical approval (including foundations) has been applied for and agreed by the local planning authority after consultation with the Highways Agency (required in accordance with HA BD2/05 "Technical Approval of Highway Structures" [section 3.4.2 (i)])

Reason: As directed by the Highways Agency in order to ensure the safe and free flow of traffic on the M50 motorway.

5. As soon as it is no longer required for telecommunications purposes, the development approved under the terms of this application shall be removed from the land and the land restored to its condition before the development took place.

Reason: In the interests of visual amenity.

Informative(s):

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

89. DCSW2005/3321/F - GREAT OAK HOUSE, KILPECK, HEREFORDSHIRE, HR2
9DN.

Demolish Acorn Cottage and replace with a new dwelling.

In accordance with the criteria for public speaking, Mr. Thomas, the applicant, had registered to speak but decided not to address the committee.

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. B01 (Samples of external materials)

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

4. D03 (Site observation – archaeology)

Reason: To allow the potential archaeological interest of the site to be investigated and recorded.

5. H10 (Parking - single house)

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

6. Before any other works hereby approved are commenced, the access into the application site shall be so constructed that there is clear visibility from a point 0.6m above the level of the adjoining carriageway across the whole frontage of the dwelling parallel to the unclassified 74002 road to the C1230 road. Nothing shall be planted, erected and/or allowed to grow on the area of the land so formed which would affect the visibility described above.

Reason: In the interests of highway safety.

7. G09 (Retention of trees/hedgerows)

Reason: To safeguard the amenity of the area.

Informative(s):

1. HN01 - Mud on highway

2. HN04 - Private apparatus within highway

3. HN05 - Works within the highway

4. HN22 - Works adjoining highway

5. ND03 – Contact address

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