

MINUTES of the meeting of Central Area Planning Sub-Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday, 14th December, 2005 at 2.00 p.m.

Present: Councillor D.J. Fleet (Chairman)
Councillor R. Preece (Vice-Chairman)

Councillors: Mrs. P.A. Andrews, Mrs. E.M. Bew, A.C.R. Chappell, Mrs. M.D. Lloyd-Hayes, R.I. Matthews, J.C. Mayson, Mrs. S.J. Robertson, Mrs E.A. Taylor, W.J.S. Thomas, Ms. A.M. Toon, W.J. Walling, D.B. Wilcox and A.L. Williams

In attendance: Councillors T.W. Hunt (ex-officio) and J.B. Williams (ex-officio)

107. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs. W.U. Attfield, Mrs. S.P.A. Daniels, P.J. Edwards, J.G.S. Guthrie, J.W. Newman, Mrs. J.E. Pemberton, Ms. G.A. Powell, Miss F. Short and R.M. Wilson.

The Chairman welcomed Councillor Mrs. E.A. Taylor, a recently elected Tupsley Ward Member, to her first Sub-Committee meeting. The Chairman also introduced Lucy Davies, Assistant Solicitor in her capacity as legal adviser to the Sub-Committee on this occasion.

The Chairman advised that agenda items 5 and 12 had been withdrawn from the Agenda.

108. DECLARATIONS OF INTEREST

The following declarations of interest were made.

Councillors	Item	Interest
Mrs. S.J. Robertson and Mr. Simon Withers, Central Team Leader	Item 7 – DCCW2005/3713/F Land Adjacent to 84 White Horse Street, Hereford, HR4 0ER	Declared prejudicial interests and left the meeting for the duration of this item.
D.B. Wilcox	Item 9 - DCCW2005/3439/F 96 Park Street, Hereford, Herefordshire, HR1 2RE	Declared a personal interest.
A.L. Williams	Item 10 - DCCW2005/3425/F Herons Croft, Tillington, Hereford, HR4 8LW	Declared a prejudicial interest interest and left the meeting for the duration of this item.
Ms. A.M. Toon	Item 11 – DCCE2005/1752/O - Land at Rear of Denco Site, Holmer Road, Hereford, HR4 9SH	Declared a personal interest.

109. MINUTES

RESOLVED:

That the Minutes of the meeting held on 16th November, 2005 be approved as a correct record.

110. ITEM FOR INFORMATION - APPEALS

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

Councillor D.B. Wilcox felt it regrettable that an appeal had been received in respect of planning application DCCE2005/2356/F, Carfax House, Aylestone Hill, Hereford given that the Sub-Committee had approved a design that was considered more acceptable at the last meeting [planning application DCCE2005/3258/F, Minute 103 refers].

The Chairman announced that Mr. D. Baxter, Principal Buildings Conservation Officer had left the Council recently to continue his conservation work in Romania. The Chairman read out a letter from the Conservation Manager which outlined Mr. Baxter's significant contribution to Hereford City Council and latterly Herefordshire Council. The Chairman said that he would write to Mr. Baxter on behalf of the Sub-Committee to acknowledge his efforts and to wish him well for the future.

The Central Team Leader advised that planning application DCCW2005/3733/F for the erection of new workshop building and expansion of service/storage yard at The Lakes, Swainshill, Hereford, HR4 7PU would be reported to the Sub-Committee on 11th January, 2006 and suggested that it would be apposite to undertake a site inspection in the intervening period.

111. DCCE2005/3115/F - THE WYE NURSERY, 79 ST. MARTINS STREET, HEREFORD, HR2 7RG [AGENDA ITEM 5]

Change of use of first floor from living accommodation to a children's nursery and ancillary operations.

The Central Team Leader advised that paragraph 1.1 of the report, on page 23 of the agenda, should refer to class D1 use and not B1.

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

Councillor R. Preece, a Local Ward Member, noted that the proposal would complement the existing ground floor nursery use and supported the application. Councillor A.C.R. Chappell, also a Local Ward Member, felt that the application was acceptable with appropriate conditions.

Councillor D.B. Wilcox, noting that the Traffic Manager had raised objections on the grounds of inadequate parking provision, questioned whether a temporary planning permission would enable the situation to be monitored and provide an opportunity to reconsider the acceptability of the proposal at a later date. In response, the Central Team Leader advised that the applicant did not feel that a temporary permission would be feasible. The Central Team Leader commented that the proposal should not compromise highway safety given the cul-de-sac position and the shortfall in parking was mitigated by the central location of the site which was close to public car

parks and public transport routes.

Other Members commented on the benefits of the application and noted that arrival and departure times at nurseries were staggered and, therefore, the parking arrangements were acceptable in this instance.

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. E10 (Use restricted to that specified in application).**

Reason: To suspend the provisions of the Town and Country Planning (Use Classes) Order currently in force, in order to safeguard the amenities of the locality.

- 4. G01 (Details of boundary treatments).**

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

- 5. 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.

- 6. The four rear parking spaces identified as spaces 2, 4, 6 and 8 on amended plan received 8th November, 2005 are for the use of staff employed on the application site only, and not for use by members of the public or for deliveries, loading or unloading.**

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

- 7. A Parking Management and Travel Plan containing measures for the control and management of the parking facilities, and to promote alternative modes of transport for staff and visitors using the approved development, including a schedule for its implementation, shall be submitted to and approved in writing by the local planning authority within 6 months of the date of the commencement of the use hereby approved. A detailed written record should be kept of the measures undertaken shall be made available for inspection by the local planning authority upon reasonable request.**

Reason: To ensure that a range of sustainable transport initiatives are available to employees and visitors.

8. 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.

Informatives:

1. N01 - Access for all.
2. N03 - Adjoining property rights.
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 PP/LBC/CAC.

112. DCCE2005/3595/O - 50 LEDBURY ROAD, HEREFORD, HEREFORDSHIRE, HR1 2SY [AGENDA ITEM 6]

Proposed outline planning application for 14 no. 1 & 2 bedroomed residential dwellings.

This application had been withdrawn from the Agenda prior to the commencement of the meeting.

113. DCCW2005/3713/F - LAND ADJACENT TO 84 WHITE HORSE STREET, HEREFORD, HR4 0ER [AGENDA ITEM 7]

Proposed detached dwelling.

The Principal Planning Officer reported the receipt of three additional letters of objection and advised that the comments were similar to those summarised in the representations section of the report.

In accordance with the criteria for public speaking, Mr. Kelly spoke in objection to the application.

Councillor Mrs. E.M. Bew, a Local Ward Member, noted that there was traffic congestion in the area but did not feel that this application would have a significant detrimental impact on the locality. Other Members supported this view.

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. **E16 (Removal of permitted development rights).**
Reason: In the interest of residential amenity.
4. **F16 (Restriction of hours during construction).**
Reason: To protect the amenity of local residents.
5. **G01 (Details of boundary treatments).**
Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.
6. **G04 (Landscaping scheme (general)).**
Reason: In order to protect the visual amenities of the area.
7. **G05 (Implementation of landscaping scheme (general)).**
Reason: In order to protect the visual amenities of the area.
8. **H05 (Access gates).**
Reason: In the interests of highway safety.
9. **H06 (Vehicular access construction).**
Reason: In the interests of highway safety.
10. **H11 (Parking - estate development (more than one house)).**
Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.
11. **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.

Informatives:

1. **HN05 - Works within the highway.**
 2. **HN10 - No drainage to discharge to highway.**
 3. **N15 - Reason(s) for the Grant of Planning Permission.**
- 114. DCCE2005/3572/F - 1 MORTIMER ROAD, HEREFORD, HEREFORDSHIRE, HR4 9SP [AGENDA ITEM 8]**

Retrospective application for a replacement garage.

Councillors Mrs. P.A. Andrews and Ms. A.M. Toon, Local Ward Members, concurred with the Officer's appraisal and recommendation.

RESOLVED:

That planning permission be granted subject to the following conditions:

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

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

Informative:

1. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**

115. DCCE2005/3439/F - 96 PARK STREET, HEREFORD, HEREFORDSHIRE, HR1 2RE [AGENDA ITEM 9]

Conversion of semi-detached house into two self-contained flats.

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

Councillor Mrs. M.D. Lloyd-Hayes, the Local Ward Member, expressed concerns about the traffic congestion issues in Park Street and the surrounding area. In particular, she was concerned that the development would exacerbate parking problems and compromise any future residents' parking scheme.

Councillor W.J. Walling, also a Local Ward Member, noted that the parking problems in Park Street were similar to many other streets in Hereford and that this individual proposal was unlikely to make too much difference to the current situation.

The Sub-Committee discussed the parking issues in detail. The Chairman acknowledged the problems but reminded Members that there was no residents' parking scheme in place at the present time.

RESOLVED:

That planning permission be approved 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. **F16 (Restriction of hours during construction).**

Reason: To protect the amenity of local residents.

Informatives:

1. N01 - Access for all.
2. N03 - Adjoining property rights.
3. N15 - Reason(s) for the Grant of PP/LBC/CAC.

**116. DCCW2005/3425/F - HERONS CROFT, TILLINGTON, HEREFORD, HR4 8LW
[AGENDA ITEM 10]**

Conversion of garage to study and erection of detached double garage.

Councillor Mrs. S.J. Roberton, the Local Ward Member, noted that the Parish Council had some concerns but, with the reduction in the ridge height as indicated on amended plans and with the retention of a boundary hedge, the proposal was considered acceptable.

RESOLVED:

Subject to the receipt of suitable amended plans, 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. 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. E09 (No conversion of garage to habitable accommodation).

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

5. E08 (Domestic use only of garage).

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

6. G04 (Landscaping scheme (general)).

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

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

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

8. **G11 (Retention of hedgerows (where not covered by Hedgerow Regulations)).**

Reason: To ensure that the application site is properly landscaped in the interests of the visual amenity of the area.

Informatives:

1. **N01 - Access for all.**
2. **N15 - Reason(s) for the Grant of Planning Permission.**

117. **DCCE2005/1752/O - LAND AT REAR OF DENCO SITE, HOLMER ROAD, HEREFORD, HR4 9SH [AGENDA ITEM 11]**

Class A1 non-food retail development, car parking, associated facilities and services.

The Principal Planning Officer reported that the objections of Sport England and the Highways Agency had been withdrawn.

Councillor Mrs. P.A. Andrews, a Local Ward Member, noted that a number of Members did not know the application site and proposed that a site inspection be undertaken. Councillor Mrs. Andrews also felt that the provision of two football pitches at Aylestone Park, in lieu of the loss of private open space at this site, would cost more than the proposed financial contribution of £154,000 from the developer.

Councillor Ms. A.M. Toon, also a Local Ward Member, supported these views. In response to questions about highway safety, the Principal Planning Officer advised that access and junction improvements had been secured in relation to other recent planning permissions [CE2003/3392/O and CE2004/4378/RM refer] and further modifications and contributions would be required as part of any planning permission for this development. He added this proposal would not have an effect on the parking facilities associated with other business operations in the area.

A number of Members felt that a site inspection and further negotiations regarding financial contributions were necessary. The Development Control Manager noted that a feasibility study in May 2004 referred to the figure of £154,000 for the football pitches but the actual cost was now likely to be greater. Therefore, the current cost needed to be calculated accurately and a suitable timetable determined.

RESOLVED:

That consideration of planning application DCCE2005/1752/O be deferred for further information and for a site inspection on the following ground:

- **the setting and surroundings are fundamental to the determination or to the conditions being considered.**

118. **DCCW2005/3474/F AND DCCW2005/3484/C - TOWNEND, WELLINGTON, HEREFORD, HR4 8AT [AGENDA ITEM 12]**

Two detached bungalows to replace existing sectional bungalow.

These applications had been withdrawn from the agenda prior to the commencement

CENTRAL AREA PLANNING SUB-COMMITTEE WEDNESDAY, 14TH DECEMBER, 2005

of the meeting as no objections had been received during the consultation period. Therefore, planning permission had been granted under delegated powers.

119. DATE OF NEXT MEETING

It was noted that the next scheduled meeting was 11th January, 2006.

The meeting ended at 3.09 p.m.

CHAIRMAN