

REPORT OF THE PLANNING COMMITTEE

Meetings Held on 25th November, 2005 and 20th January, 2006

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 approve/refuse them contrary to officer recommendations and Council's Policies; or (iii) they were applications by Members or their relatives.
 - (a) 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 – approved as recommended;
 - (b) DCNW2005/1819/F - use of land and erection of workshop and office for coach hire business at Paytoe Lane, Leintwardine – approved subject to the applicants satisfying the requirements of the Environment Agency;
 - (c) DCSE2005/2475/F removal of condition 2 from planning permission SE2004/4117/F dated 16/2/05, The Grange, Aston Crews, Ross-On-Wye – approved as recommended;
 - (d) DCCE2005/2619/F - change of use of ground floor from class A1 (retail) to class A5 (takeaway) at 2 Holme Lacy Road, Hereford – refused contrary to recommendation;
 - (e) DCNE2005/3105/F - proposed side extension at Checketts, Old Church Road, Colwall, Malvern, Worcestershire – Approved As Recommended;
 - (F) DCCE2005/2967/F - conversion of and alterations to period barn to form offices - barn at Monks Orchard, Lugwardine, Hereford - approved as recommended;
 - (g) DCSE2005/3536/F - agricultural dwelling at The Fruit Yard, Linton, Ross-On-Wye, Herefordshire, HR9 7SD - approved contrary to recommendation;
 - (h) DCNC2005/3689/O - Site for smithy & stables with farriers cottage and apprentice flat on Part Parcel No 4493, Holmer Farm, Pudleston, Leominster, Herefordshire – deferred for a site inspection;
 - (i) DCCW2005/3683/F - Wind turbine with 9m diameter blades on a 15m tower at New Whitecross High School, Three Elms Road, Hereford For: Stepnell Ltd - deferred for a site inspection; and

- (j) DCCE2005/3940/F - construction of new public toilets at Gaol Street Car Park, Hereford, HR1 2JB For Herefordshire Council - approved as recommended.

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 Area Planning Sub-Committee

- applications approved as recommended - 33
- applications refused as recommended - 3
- applications refused contrary to recommendation - 7 (not referred to Planning Committee by the Head of Planning services)
- applications approved contrary to recommendation – 2 (1 referred to Planning Committee by Head of Planning Services).
- Withdrawn - 1
- deferred - 5
- site inspections - 6
- number of public speakers - 47 (24 supporters, 16 objectors, 7 parish councils)
- appeals - 14 have been received and 10 determined (1 withdrawn, 1 upheld and 8 dismissed).

(b) Central Area Planning Sub-Committee

- applications approved as recommended – 27
- applications refused contrary to recommendation - 8 (1 referred to the Head of Planning services)
- applications refused as recommended - 1.
- site inspections – 4
- withdrawn - 2
- number of public speakers - 19 (1 parish, 8 supporters, 10 objectors)
- appeals - 14 appeals have been received and 5 determined (2 upheld and 3 dismissed).

(c) Southern Area Planning Sub-Committee

- applications approved as recommended – 20
- applications refused as recommended – 1
- applications refused contrary to recommendation – 3 (1 referred to the Head of Planning Services)
- applications approved contrary to recommendation - 1 (referred to the Head of Planning Services).
- deferred - 2

- site inspections - 1
- number of public speakers - 28 (12 supporters, 12 objectors 4 Parish Councillors)
- appeals - 14 appeals have been received and 12 determined (3 upheld, 1 withdrawn, 8 dismissed).

ANNUAL MONITORING REPORT 2004-2005

3. The Planning and Compulsory Purchase Act 2004 requires the regular review and monitoring of Development Plans through Annual Monitoring Reports (AMRs). AMRs are based on the period from 1st April to 31st March and have to be submitted to the Secretary of State by 31st December each year. AMRs are required to assess:

- the implementation of the Local Development Scheme; and
- the extent to which policies set out in the Local Development Documents are being achieved.

The Council's first AMR has been prepared to meet the requirements of the new planning system and assess the extent to which the objectives of the Herefordshire Unitary Development Plan policies are being achieved. In previous years, annual monitoring studies have been undertaken for housing and employment with their results published in separate reports. Future AMRs will cover all annual monitoring study findings in a single document. This will enable a comprehensive approach to be formulated in assessing the extent to which policies within Local Development Documents are being achieved.

The Committee has endorsed the Annual Monitoring Report for 2004-2005 and commended it to the Cabinet Member (Environment) for submission to Cabinet and Cabinet has approved it.

LOCAL DEVELOPMENT SCHEME

4. A requirement of the Planning and Compulsory Purchase Act 2004 is that Local Planning Authorities must publish a Local Development Scheme (LDS) setting out how their forward planning work will be organised over a three-year period. The first Scheme for Herefordshire came into effect on 1st January 2005 and has recently been reviewed, with suggested changes to reflect the following factors:

- the forthcoming review of parts of the Regional Spatial Strategy (RSS), including housing and employment land provision. The Regional Assembly (Regional Planning Body) has been undertaking the review and will submit a preferred option to Government in Spring 2007 with final approval being made in Autumn 2008. The Council had a formal role in this process in advising the Regional Planning Body;
- the likely UDP timetable - the Inspectors Report is expected before July 2006 and proposed modifications to the Plan will need to be prepared for publication in Autumn, 2006;
- the need to establish timetables for proposed Supplementary Planning Documents (SPDs) which are to be prepared in parallel with the final stages of the UDP and
- the need to define more clearly the position of Parish Plans with regard to the Local Development Framework.

The Local Development Scheme has been endorsed by the Committee and commended to the Cabinet Member (Environment) for submission to Cabinet. and Cabinet has approved it

STATEMENT OF COMMUNITY INVOLVEMENT

5. Progress has been made on preparing the Council's Statement of Community Involvement (SCI) for consultation purposes. This document is required as part of the new planning system and will set out how the Council will consult on planning matters.

The purpose of the SCI is to

- set out how those involved in the consultation process will be kept informed;
- set out standards for the Council to achieve and explain how the process will be resourced and managed and how the new planning process will be co-ordinated with other community involvement and consultation initiatives;
- identify who will be consulted on particular types of documents and applications and when they will be actively involved in plan making and in reaching decisions on planning applications;
- set out transparent, accessible and meaningful approaches to community involvement in plan making and decision making on planning applications;
- encourage early involvement in decision making between the community, interest groups and stakeholders;
- recognise and understand the different needs of all sections of the community and stakeholder interests and establish the most effective means of enabling all sections of the community to make their views known and help shape planning decisions in their areas;
- explain how the results of the consultations will be fed into preparation of local development documents undertaken by the Council; and
- ensure that the Council complies with the adopted Statement of Community Involvement when preparing its Local Development Documents.

The Committee has recommended to the Cabinet Member (Environment) that the draft SCI be published for consultation purposes in line with the Town and Country Planning (Local Development) (England) Regulations 2004.

BURGHILL PARISH PLAN AND WESTON-UNDER-PENYARD PARISH PLAN

6. The Parish Plans have been prepared as interim Supplementary Planning Guidance to the emerging Herefordshire Unitary Development Plan. The Committee recommended to the Cabinet Member (Environment) that the planning elements of the Parish Plans be adopted as interim Supplementary Planning Guidance and also expressed its appreciation for the hard work undertaken by the local community in helping to prepare such comprehensive documents.

T.W. HUNT
CHAIRMAN
PLANNING COMMITTEE

BACKGROUND PAPERS

Agenda for the meeting of the Planning Committee held on 25th November, 2005 and 20th January, 2006.