

MINUTES of the meeting of Southern Area Planning Sub-Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday, 15th February, 2006 at 2.00 p.m.

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

Councillors: M.R. Cunningham, N.J.J. Davies, Mrs. C.J. Davis,
G.W. Davis, Mrs. A.E. Gray, Mrs. J.A. Hyde, G. Lucas and J.B. Williams

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

111. APOLOGIES FOR ABSENCE

Apologies were received from Councillors H. Bramer, J.W. Edwards, and D.C. Taylor.

112. DECLARATIONS OF INTEREST

The following declaration of interest was made:

Councillor	Item	Interest
G. Lucas	DCSE2005/4150/F – Conversion of vacant building to two-bed residential dwelling at: 31 Brookend Street, Ross-on-Wye, Herefordshire, HR9 7EE.	Declared a Prejudicial interest and left the meeting for the duration of the meeting.

113. MINUTES

RESOLVED: That the Minutes of the meeting held on 18th January, 2006 be approved as a correct record and signed by the Chairman.

114. ITEM FOR INFORMATION - APPEALS

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

115. DCSE2005/4139/F - GREAT WOODEND FARM, LINTON, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7SR (AGENDA ITEM 5)

Use part of agricultural barn for timber from temporary to permanent use.

The Senior Planning Officer advised Members that the applicant had confirmed that the application site would not be used for retail use.

The Chairman confirmed that she had received no objections to the application from the Local Ward Member, Councillor H. Bramer.

RESOLVED

That planning permission be granted subject to the following conditions:

- 1. The area of land outside the building and outlined in red on the approved plans shall be used for parking and turning of vehicles only.**

Reason: To minimise the likelihood of indiscriminate parking in the interests of highway safety.

- 2. F42 (Restriction of open storage)**

Reason: To protect the appearance of the locality.

- 3. There shall be no retail use of the site subject to this permission.**

Reason: In the interests of the amenities of the area and highway safety.

Informative(s):

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

116. DCSE2005/3936/F - LAWFORDS HOUSE, WALFORD ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5PQ (AGENDA ITEM 6)

Alterations and two-storey and single-storey extensions to residential care home.

The Senior Planning Officer reported the receipt of amended plans from the applicant, which detailed a revised parking layout. She also advised Members that she had received, in writing, confirmation that the applicant was happy to relocate or redesign the fire escape.

In accordance with the criteria for public speaking, Mr. Warwick, a local resident, spoke against the application.

Councillor Mrs. A.E. Gray, one of the Local Ward Members, felt that the application was contrary to policy C43 regarding foul sewerage. She also felt that granting the application would have a detrimental effect in respect of increased traffic along Walford Road.

Councillor Mrs. C.J. Davis, the other Local Ward Member, felt that the extension was too large and felt granting the application would be detrimental to the adjoining conservation area. She also noted the concerns raised by Ross Town Council, regarding parking issues.

The Southern Team Leader advised Members that a similar planning permission had been granted in 1999 but had now lapsed. He noted that there had been no major changes to the planning policy since then and therefore felt that the application should be granted.

Councillor Mrs. A.E. Gray felt that although there had been no major changes to the Planning Policy since 1999, the completion of the Lovell's site on Walford Road had led to increased traffic in the area. She also noted Welsh Waters comments on previous applications that there should be no new occupancy in the area prior to

2010.

The Southern Team Leader confirmed that the application did not fall within one of the categories that required consultation with Welsh Water. He advised Members that the Planning Officer could liaise with Welsh Water in order to resolve the matter.

Members felt that the application should be deferred pending further discussions with Welsh Water. Members also requested that further discussions take place with the applicant regarding traffic concerns and the location of the fire escape.

RESOLVED

THAT the application be deferred pending further discussions with the applicant regarding traffic concerns, and with Welsh Water regarding foul sewerage.

117. DCSE2006/0052/F - TRE-ESSEY BARNES, LLANGARRON, ST WEONARDS, HEREFORDSHIRE (AGENDA ITEM 7)

Conversion and alterations to existing period barns to B1 catering use and one residential dwelling.

The Senior Planning Officer reported the receipt of comments from the Ecology Officer who had no objection to the application but recommended two conditions. He also reported the receipt of a letter of support from Mr. and Mrs. Townsend.

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

Councillor Mrs. J.A. Hyde, the Local Ward Member, felt that young people should be encouraged to stay within the area and that the development of the agricultural buildings would result in a family home for a young, local family. She noted the concerns of the Planning Officer but felt that planning permission should be granted.

Members discussed the application thoroughly and felt that granting the application would result in an improvement to the site. They also felt that it was important to support local businesses and noted that the local Parish Council had not objected to the application.

The Southern Team Leader advised Members that the existing agricultural buildings were derelict and granting the application would result in a new dwelling in the open countryside and would be contrary to Planning Policy. He advised them that Herefordshire Council's Supplementary Planning Guidance "Re-use and Adaptation of Traditional Rural Buildings", required the agricultural buildings to be structurally sound prior to adaptation.

RESOLVED:

That: (i) The Southern Area Planning Sub-Committee is minded to approve the application subject to the conditions set out below (and any further conditions felt to be necessary by the Head of Planning Services) provided that the Head of Planning Services does not refer the application to the Planning Committee:

(a) No conditions were recommended.

- (ii) If the Head of Planning Services does not refer the application to the Planning Committee, Officers named in the Scheme of Delegation to Officers be instructed to approve the application subject to such conditions referred to above.

[Note: The Development Control Manager said that he would refer the application to the Head of Planning Services]

118. DCSW2005/4060/F - TELEPHONE REPEATER STATION, ST WEONARDS, HEREFORDSHIRE, HR2 8QA. (AGENDA ITEM 8)

Conversion of former telephone repeater station to dwelling.

In accordance with the criteria for public speaking, Mr. Williams, representing St. Weonards Parish Council, and Mr. Evans, the applicant, both spoke in support of the application.

Councillor G.W. Davis, the Local Ward Member, felt that the existing dwelling was a well constructed, redundant building which would be suitable for conversion to a residential dwelling. He noted that the building benefited from existing water, electric and drainage supplies and felt that granting the application would result in an affordable home in the village of St. Weonards.

RESOLVED:

That: (i) The Southern Area Planning Sub-Committee is minded to approve the application subject to the conditions set out below (and any further conditions felt to be necessary by the Head of Planning Services) provided that the Head of Planning Services does not refer the application to the Planning Committee:

(a) No conditions were recommended.

- (ii) If the Head of Planning Services does not refer the application to the Planning Committee, Officers named in the Scheme of Delegation to Officers be instructed to approve the application subject to such conditions referred to above.

[Note: The Development Control Manager said that he would not refer the application to the Head of Planning Services]

119. DCSE2005/4150/F - BUILDING TO THE REAR OF 31 BROOKEND STREET, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7EE (AGENDA ITEM 9)

Conversion of vacant building to two-bed residential dwelling.

The Principal Planning Officer reported the receipt of revised plans from the applicant.

In accordance with the criteria for public speaking, Mr. Field, a neighbouring resident, spoke in objection to the application, and Mr. Pritchard, the Applicant's Agent, spoke in support.

Councillor Mrs. A.E. Gray, and Councillor Mrs. C.J. Davies, the two Local Ward

Members, supported the application.

Councillor M.R. Cunningham noted the concerns of the objector and therefore felt that he could not support the application. He felt that the application site was too small for a dwelling and would be oppressive to the neighbouring property.

RESOLVED

That subject to receipt of amended drawing which ensure privacy of neighbours is protected adequately 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. Notwithstanding the approved drawings the dwelling shall not be occupied until the rear garden has been enclosed in accordance with details which have been submitted to and approved in writing by the local planning authority.

Reason: To enhance the character and appearance of this listed building.

3. Notwithstanding the approved drawings the dwelling shall not be occupied until details of the treatment of the gable wall marked "Y" on the plan attached to this permission have been submitted to and approved in writing by the local planning authority and the approved details have been carried out.

Reason: To enhance the character and appearance of this listed building.

4. E19 (Obscure glazing to windows)

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

5. 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.

Informative:

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

120. DCSE2005/2343/F - CASTLE LODGE HOTEL, WILTON, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6AD (AGENDA ITEM 10)

Refurbishment and conversion of existing derelict barn to restaurant and creation of

new car parking facilities serving existing hotel and new restaurant, together with associated junction improvement works.

The Principal Planning Officer confirmed that the Conservation Manger and the Traffic Manger had not objected to the application. He also reported the receipt of two further letters of objection.

Councillor Mrs. J.A. Hyde, the Local Ward Member, noted the concerns of the Parish Council regarding traffic and highway safety. She also requested clarification regarding the number of covers permitted for the restaurant and asked the Principal Planning Officer if any representation had been received from English Heritage.

In response to the questions raised by the Local Ward Member, the Principal Planning Officer confirmed that although the Parish Council had concerns regarding the application, the Council's Highways department had not objected. He confirmed that the proposed number of covers was 60 and that no representation had been received from English Heritage.

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. A06 (Development in accordance with approved plans)

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

4. B01 (Samples of external materials)

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

5. C04 (Details of window sections, eaves, verges and barge boards)

Reason: To safeguard the character and appearance of this building of architectural or historical interest.

6. C05 (Details of external joinery finishes)

Reason: To safeguard the character and appearance of this building of architectural or historical interest.

7. No external flues or extraction equipment shall be installed at the premises without the prior written approval of the local planning authority.

Reason: In the interests of the amenity of the area.

8. C09 (External repointing)

Reason: To safeguard the character and appearance of this building of architectural or historical interest.

9. C10 (Details of rooflights)

Reason: To ensure the rooflights do not break the plane of the roof slope in the interests of safeguarding the character and appearance of this building of architectural or historical interest.

10. C11 (Specification of guttering and downpipes)

Reason: To safeguard the character and appearance of this building of architectural or historical interest.

11. C18 (Details of roofing)

Reason: To safeguard the character and appearance of this building of architectural or historical interest.

12. D01 (Site investigation - archaeology)

Reason: To ensure the archaeological interest of the site is recorded.

13. The use hereby permitted shall not be open to customers outside the hours of 7.00 am and 11.00 pm on any day.

Reason: To safeguard the amenities of the locality.

14. The restaurant hereby approved shall only be used for purposes ancillary to the hotel known as Castle Lodge Hotel and within Class C1 of the Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that order with or without amendment) and shall not be used as a separate restaurant or for any other purpose within Class A3 of that Order.

Reason: To define the terms of the permission and in the interests of safe and free flow of traffic on the highway and the amenities of neighbours.

15. No take-away service shall be carried out from the restaurant hereby approved.

Reason: To define the terms of the permission and in the interests of safe and free flow of traffic on the highway and the amenities of neighbours.

16. The number of seats for dining shall be limited to a maximum of 60.

Reason: To define the terms of the permission and in the interests of safe and free flow of traffic on the highway and the amenities of neighbours.

17. The restaurant and car park hereby permitted and the Castle Lodge

Hotel shall not be sold, let or leased separately from each other, and the car parking shall be permanently available for use by both the restaurant and the Castle Lodge Hotel.

Reason: To ensure that car parking facilities are readily available for both premises and to protect the amenities of neighbouring dwellings.

18. F18 (Scheme of foul drainage disposal)

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

19. F22 (No surface water to public sewer)

Reason: To safeguard the public sewerage system and reduce the risk of surcharge flooding.

20. F32 (Details of floodlighting/external lighting)

Reason: To safeguard local amenities.

21. F40 (No burning of material/substances)

Reason: To safeguard residential amenity and prevent pollution.

22. G13 (Landscape design proposals)

Reason: In the interests of visual amenity.

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

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

24. G15 (Landscaping implementation)

Reason: To ensure the site is satisfactorily landscaped.

25. G17 (Protection of trees in a Conservation Area)

Reason: To ensure the proper care and maintenance of the trees.

26. G37 (Access for disabled people)

Reason: In order to ensure that the development is fully accessible.

27. G40 (Barn Conversion - owl box)

Reason: In order not to disturb or deter the nesting or roosting of barn owls which are a species protected by the Wildlife and Countryside Act 1981.

28. No development shall commence upon the application site unless or until the mitigation measures as shown on drawing number 1427.03B have been completed to the satisfaction of the local planning authority after consultation with the Highways Agency.

Reason: In the interests of highway safety and as directed by the Highways Agency.

29. H03 (Visibility splays)

Reason: In the interests of highway safety.

30. H05 (Access gates)

Reason: In the interests of highway safety.

31. 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.

32. H21 (Wheel washing)

Reason: To ensure that the wheels of vehicles are cleaned before leaving the site in the interests of highway safety.

33. H27 (Parking for site operatives)

Reason: To prevent indiscriminate parking in the interests of highway safety.

34. 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.

35. The car park hereby approved shall not be used for the overnight parking of commercial vehicles, caravans or mobile homes at any time.

36. F37 (Scheme of odour and fume control)

Reason: In order to ensure that fumes and odours are properly discharged and in the interests of the amenities of residential property in the locality.

Informative(s):

- 1. NC01 - Alterations to submitted/approved plans**
- 2. NC02 - Warning against demolition**
- 3. ND03 - Contact Address**
- 4. HN01 - Mud on highway**
- 5. HN04 - Private apparatus within highway**
- 6. HN05 - Works within the highway**
- 7. HN07 - Section 278 Agreement**
- 8. HN10 - No drainage to discharge to highway**

9. **HN13 - Protection of visibility splays on private land**
10. **HN17 - Design of street lighting for Section 278**
11. **HN22 - Works adjoining highway**
12. **N15 - Reason(s) for the Grant of Planning Permission**
121. **DCSW2005/3890/O - LAND ADJACENT TO NO 7, CHERRY ORCHARD, WRIGGLEBROOK, KINGSTHORNE, HEREFORDSHIRE, HR2 8AW (AGENDA ITEM 11)**

Detached dwelling.

The Principal Planning Officer reported the receipt of revised plans from the applicant.

RESOLVED

That subject to the receipt of further plans detailing a splayed entrance and including land across the frontage of No. 7 Cherry Orchard, 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. **A02 (Time limit for submission of reserved matters (outline permission))**
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
2. **A03 (Time limit for commencement (outline permission))**
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
3. **A04 (Approval of reserved matters)**
Reason: To enable the local planning authority to exercise proper control over these aspects of the development.
4. **A05 (Plans and particulars of reserved matters)**
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
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.

Informative(s):

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