

REPORT OF THE PLANNING COMMITTEE

Meetings Held on 3rd March and 21st April, 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 (3rd March),
RM Manning, PG Turpin (21st April), 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) DCNC2005/3689/O – site for smithy & stables with farriers cottage and apprentice flat on part Parcel no 4493, Holmer Farm, Pudleston, Leominster – approved contrary to recommendation;
 - (b) DCCW2005/3683/F – wind turbine with 9m diameter blades on a 15m tower at new Whitecross High School, Three Elms Road, Hereford – approved as recommended;
 - (c) DCSE2005/1284/F – Erection of four chalets at Sterretts Caravan Park, Symonds Yat – approved contrary to recommendation;
 - (d) DCSE2006/0052/F – conversion & alterations to existing period barns to b1 catering use and one residential dwelling, Tre-Essey Barns, Llangarron, St Weonards – approved contrary to recommendation;
 - (e) DCNW2005/3550/F – provision of glazed roof and metal columned canopy with internal lighting for market facilities and recreational functions at Place-De-Marines, off Mill Street, Kington – approved as recommended;
 - (f) Public Information Pillars
 - DCCE2006/0128/A- Outside Odeon, Commercial Road, - refused
 - DCCW2006/0130/A- Garrick House Car Park, Hereford – approved
 - DCCE2006/0131/A- Wye Street Car Park, Hereford – refused
 - DCCE2006/0133/A- Hereford Railway Station – approved
 - DCCE2006/0135/A- Outside the Kerry, Commercial Road, Hereford – refused
 - DCCE2006/0136/A- Outside 28 Aylestone Hill, Hereford – refused
 - DCCE2006/0148/A- Outside Herefordshire College of Art – approved

- DCCE2006/0150/A- Outside Technical College, Hereford – refused
- DCCE2006/0151/A-Outside 5/4 St Peter’s Square, Hereford – refused
- DCCE2006/0154/A- Outside 40/42 Holmer Lacy Road, Hereford – refused
- DCCE2006/0155/A- Mail Order Car Park exit, Hereford – refused
- DCCE2006/0161/A- Bus Station, Union Walk, Hereford – approved
- DCCE2006/0164/A- Gaol Street Car Park, Hereford – refused
- DCCW2006/0175/A- Exit from West Street Car Park, Hereford – approved
- DCCW2006/0181/A- Outside 17 King Street, Hereford – refused
- DCCW2006/0185/A- Outside Forbuoys, Whitecross Road, Hereford – refused
- DCCW2006/0188/A- Entrance to Merton Meadow Car Park, Hereford – approved
- DCCW2006/0192/A- Outside Oval Shops, Newton Farm, Hereford – refused
- DCCW2006/0194/A- Entrance To Leisure Centre, Holmer Road, Hereford – refused
- DCCE2006/0300/A- Outside Fat Face, High Town, Hereford – refused
- (g) DCNW2006/0298/F – residential development for 54 dwelling, with car parking spaces, new access road, landscaping, at Maesydari site, Kington, – refused contrary to recommendation;
- (h) DCNW2006/0071/F – new replacement farmhouse at The Vallets, Richards Castle – approved contrary to recommendation;
- (i) DCNW2005/0890/F – new sports hall, changing rooms, cafeteria and library at Weobley High School, Weobley – approved as recommended;
- (j) DCSW2004/3397/F – conversion of redundant farm buildings to farm shop, plant centre and landscape design centre, including erection of polytunnels, display gardens and associated car parking, land at junction of A465 and B4348, Winnal Court, Allensmore - refused as recommended;
- (k) DCCE2006/0275/F – change of use to education/training facility (temporary use until 2008) at Units 2, 3, 14; & DCCE2006/0279/F – change of use to education/training facility (temporary use until 2008) at Units 12/13 BARRS COURT TRADING ESTATE, HEREFORD – approved as recommended;
- (l) DCCW2006/0725/F – 6m arched steel sculpture to be sited on existing stone plinth outside All Saints Church, High Street, Hereford, HR4 9AA – approved as recommended; and
- (m) DCCNE2006/0517/F – removal of condition no 3 on PP MH2181/90. occupancy compliance 2, Brighton Villa, Walwyn Road, Colwall – approved as recommended

AREA PLANNING SUB-COMMITTEES

2. Councillor PG Turpin was welcomed to the Committee, having been recently elected Chairman of the Southern Area Planning Sub-Committee. The Committee expressed its sorrow that Mrs RF Lincoln had been obliged to retire as a Councillor due to ill health and paid tribute to her many years sterling service to the local community with Herefordshire Council and the former South Herefordshire District Council.

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 – 26
- Applications refused as recommended – 1
- Applications refused contrary to recommendation – 2 (1 referred to Planning Committee by the Head of Planning Services)
- Applications approved contrary to recommendation – 4 (1 referred to Planning Committee by Head of Planning Services)
- Site inspections – 8
- Number of public speakers – 29 (15 supporters, 10 objectors, 4 parish councils)
- Appeals – 11 have been received and 8 determined (1 withdrawn, 5 upheld and 2 dismissed)

(b) Central Area Planning Sub-Committee

- Applications approved as recommended – 18
- Applications refused contrary to recommendation – 2 (1 referred to the Head of Planning Services)
- Applications approved contrary to recommendation – 1 (not referred to the Head of Planning Services)
- Applications refused as recommended – 1
- Site inspections – 4
- Number of public speakers – 16 (9 supporters, 7 objectors)
- Appeals – 7 appeals have been received and 8 determined (5 upheld and 3 dismissed)

(c) Southern Area Planning Sub-Committee

- Applications approved as recommended – 11
- Applications refused as recommended – 1
- Applications refused contrary to recommendation – 3 (1 referred to the Head of Planning Services)
- Applications approved contrary to recommendation – 3 (1 referred to the Head of Planning Services)
- Deferred – 1
- Number of public speakers – 13 (6 supporters, 5 objectors, 2 Parish Councillors)
- Appeals – 13 appeals have been received and 8 determined (2 upheld and 6 dismissed)

SHOBDON DRAFT DEVELOPMENT BRIEF

3. The Committee has commended a Draft Development Brief for the land adjacent to The Birches, Shobdon to the Cabinet Member (Environment) for it to be sent out to public consultation. The site is proposed for the development of housing and open space in Policy H5 of the revised Deposit Draft Unitary Development Plan and the results of the consultation process will be reported in due course.

PROGRAMME FOR THE REVIEW OF CONSERVATION AREAS

4. The Committee has considered a programme for the preparation of Conservation Area Character Appraisals and management proposals throughout the County. It had previously recommended a programme of four reviews in 2005 and four in 2006 but staff shortages and the need to support the development control process during a period of considerable pressure prevented progress. Towards the end of 2005 the Office of the Deputy Prime Minister (ODPM) published a set of Best Value indicators, one of which related to Conservation Areas. That is indicator BV 219 which covers the following:

BV219a – Total number of conservation areas within local authority area.

BV219b – Percentage of conservation areas with up-to-date character appraisals.

BV219c – Percentage of conservation areas with published management proposals.

The ODPM intends that local targets should be set for these and the guidance on the indicator advises that assistance should be sought on archaeological and historic landscape matters related to conservation areas and that Planning Delivery Grant (PDG) be used to fund additional staff resources to help with this work. The following targets for character appraisals and management proposals have been commended to the Cabinet Member (Environment):

Period	Character Appraisal Completed	Management Proposals Published
2006 - Q1	Preparation	
Q2	Hampton Park; Weobley; Almeley	
Q3	Ross on Wye; Aylestone Hill; Mordiford	
Q4	Dilwyn; Sutton, Orleton	Colwall, Weobley; Almeley
2007 – Q1	Cradley; Bosbury; Much Marcle	Hampton Park; Aylestone Hill; Mordiford
Q2	Pembridge, Kington	Dilwyn; Sutton, Orleton
Q3		Ross on Wye; Cradley; Bosbury; Much Marcle
Q4	Leominster; Central Hereford	Orleton; Pembridge
To be determined		Leominster; Central Hereford

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 commended the final draft SCI to the Cabinet Member (Environment) and Cabinet has recommended it to Council for approval for the purposes of submission to the Secretary of State and publication for consultation purposes.

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

BACKGROUND PAPERS

Agenda for the meeting of the Planning Committee held on 3rd March & 21st April, 2006.