

MINUTES of the meeting of Southern Area Planning Sub-Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday, 10th May, 2006 at 2.00 p.m.

Present: Councillor P.G. Turpin (Chairman)

Councillors: M.R. Cunningham, N.J.J. Davies, Mrs. C.J. Davis, G.W. Davis, T.W. Hunt, Mrs. J.A. Hyde, G. Lucas, D.C. Taylor and J.B. Williams

142. APOLOGIES FOR ABSENCE

Apologies were received from Councillors JW Edwards, Mrs AE Grey and Mrs JA Hyde.

143. DCSW2006/1298/F LAND ADJACENT TO PETERSTOW COMPRESSOR STATION, TRADDOW OFF THE A4137 HENTLAND

New natural gas pressure reduction installation and associated works

The Southern Team Leader said that the application would be submitted to the Sub-Committee in July and suggested that because of its significant visual impact, a site inspection should be held in advance.

RESOLVED:

That prior to consideration of the application, a site inspection be held on the following grounds.

- (a) the character or appearance of the development itself is a fundamental planning consideration;**
- (b) a judgement is required on visual impact; and**
- (c) the setting and surroundings are fundamental to the determination or to the conditions being considered.**

144. DECLARATIONS OF INTEREST

The following declarations of interest were made:-

Councillors	Item	Interest
G. Lucas	Item 7 – (DCSE2006/0582/F – Land in the garden of The Orchard, Bridstow)	declared a prejudicial interest and left the meeting for the duration of the item.
DC Taylor	Item 10 – (DCSW2006/0905/O – Land adjoining Yew Tree Farm Poplar Road Clehonger)	declared a prejudicial interest and left the meeting for the duration of the item.

145. MINUTES

RESOLVED: That the Minutes of the meeting held on 12th April, 2006 be approved as a correct record and signed by the Chairman.

146. ITEM FOR INFORMATION - APPEALS

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

147. DCSW2005/2516/F - MOUNT PLEASANT, KINGSTHORNE, HEREFORD, HR2 8BA.

Erection of replacement garage and dwelling.

The Principal Planning Officer reported that satisfactory revised plans had been received from the applicants regarding a reduction in the curtilage of the new dwelling.

RESOLVED

That 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. 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. **Details of materials and finishes to all doors, including garage doors, windows and external boarding shall all be the subject of the prior written approval of the local planning authority before any development commences on site.**

Reason: to ensure the satisfactory appearance of the development

5. **E16 (Removal of permitted development rights)**

Reason: In order to define the terms to which the application relates.

6. **The existing dwelling shall be demolished prior to the date of first occupation of the replacement dwelling. All materials shall be removed from the site to the satisfaction of the local planning authority, save those being used in the construction of the dwelling, garage or driveway.**

Reason: In order to define the terms to which the application relates.

7. **G04 (Landscaping scheme (general))**

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

8. **G05 (Implementation of landscaping scheme (general))**

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

9. **H10 (Parking - single house)**

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

Informative(s):

1. **The details for the future conservatory do not form part of the application. This structure would require planning permission.**
2. **N15 - Reason(s) for the Grant of Planning Permission**

148. DCSE2006/0884/O - LAND ADJ. 2 THE MOORS, HILDERSLEY, ROSS-ON-WYE, HR9 7NQ.

Site for erection of one dwelling and one bungalow

The Principal Planning Officer said that the Environment Agency had recommended refusal because a flood risk assessment study had not been undertaken by the applicant. He understood that one had recently been submitted to the Environment agency but he had not been able to obtain its views on the study and therefore recommended that the application should be refused. He said that Ross Rural Parish Council had no objection to the application subject to the inclusion of a vehicular turning circle.

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

RESOLVED

That the application be refused on the grounds that it does not comply with

planning policies LP C44 and UDP DR7 and the advice from the Environment Agency.

149. DCSE2006/0582/F - LAND IN THE GARDEN OF THE ORCHARD, BRIDSTOW, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6AJ.

Proposed dwelling.

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. B01 (Samples of external materials)

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

3. H01 (Single access - not footway)

Reason: In the interests of highway safety.

4. H05 (Access gates)

Reason: In the interests of highway safety.

5. H06 (Vehicular access construction)

Reason: In the interests of highway safety.

6. 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.

7. W01 (Foul/surface water drainage)

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

8. 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.

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

150. **DCSW2006/0847/F - THE CLOSERIE, WORMELOW, HEREFORDSHIRE, HR2 8EL.**

Two storey extension with basement below and alterations including two dormer windows to existing first floor.

The Principal Planning Officer said that satisfactory revised plans had been received from the applicants about the western end of the new garage roof and dormer window in the new extension.

RESOLVED

That 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. **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. **E19 (Obscure glazing to windows)**

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

Informative(s):

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

151. DCSW2005/3136/F - LAND ADJACENT TO HEREFORD WALDORF SCHOOL, MUCH DEWCHURCH, HEREFORDSHIRE, HR2 8DL.

Change of use from agricultural use to overspill car parking in part of field on temporary basis.

The Chairman had a number of concerns about the application. He said that there was considerable opposition to the application within the locality and the impact that it would have on an area of great landscape value. It was likely that the applicants would be obtaining the results of a feasibility study in June regarding the proposed Hereford Waldorf Academy project and he felt that it was important for this to be known before a decision was made on the current application. He therefore suggested that it be deferred.

RESOLVED

That consideration of the application be deferred pending the outcome of the feasibility study regarding the proposed Hereford Waldorf Academy project.

152. DCSW2006/0905/O - LAND ADJOINING YEW TREE FARM, POPLAR ROAD, CLEHONGER, HEREFORD, HR2 9SW

Outline application for residential development and construction of new vehicular access.

It was reported that Allensmore Parish Council felt that the application was preferable to the previous one for nine units, but still had concerns about back land development.

In accordance with the criteria for public speaking Mr. Shurmer a neighbouring resident, spoke in objection to the application and Miss Olds, the applicant, spoke in favour.

Having considered all the details the Committee felt that the application was acceptable but that when it came to the full application, the neighbours concerns about the new properties overlooking his property would need to be addressed.

RESOLVED

That planning permission be granted subject to the following conditions:

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. W01 (Foul/surface water drainage)

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

6. 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.

7. 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. N15 - Reason(s) for the Grant of Planning Permission**
- 2. Development to comprise of bungalows**

153. DCSE2006/0661/F - ABBOTTS CLOSE, LOWER GREYTREE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7HW.

Erection of five dwellings, associated garages and drainage.

The receipt of a letter from a neighbour expressing concerns about highway safety issues and the proposed dwellings being visually intrusive was reported.

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. B01 (Samples of external materials)

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

3. A09 (Amended plans)

Reason: To ensure the development is carried out in accordance with the amended plans.

4. W01 (Foul/surface water drainage)

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

5. 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.

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

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

7. 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.

8. G01 (Details of boundary treatments)

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

9. H03 (Visibility splays)

Reason: In the interests of highway safety.

10. H05 (Access gates)

Reason: In the interests of highway safety.

11. H06 (Vehicular access construction)

Reason: In the interests of highway safety.

Informative(s):

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

**154. DCSE2006/0919/F - BRAMBER, LLANGROVE, ROSS-ON-WYE,
HEREFORDSHIRE, HR9 6EU**

Single storey extension and loft conversion with dormer windows.

RESOLVED

That subject to the submitted revised drawings being acceptable with regard to the size and number of dormer windows, 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. A09 (Amended plans)

Reason: To ensure the development is carried out in accordance with the amended plans.

3. E19 (Obscure glazing to windows)

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

4. E18 (No new windows in specified elevation)

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

5. No development shall take place until details of materials to be used in the construction of the external surfaces of the dormers have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity.

Informative(s):

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

The meeting ended at 2.45 p.m.

CHAIRMAN

