

APPENDIX

SITE VISIT A
SW2002/3814/F
And
SITE VISIT B
SW2003/0113/F
LONGTOWN

Variation Of Conditions 3 & 5 Of Planning Permission SH93/0872PF
And Conditions 4 & 9 Of Planning Permission SH97/0565PF, also To
Retain Additional Van Body And To Site Temporary Portacabin; and

Change of Use of Land and New Vehicular Access Onto Class III
Road at:

SPRINGVALE, LONGTOWN, HEREFORD, HR2 0PB

For: **Black Mountain Mineral Water Co. Ltd., Springvale,
Longtown, Hereford, HR2 0PB**

The receipt of a further letter from a neighbour was reported.
In accordance with the criteria for public speaking Mr J White spoke
against the application and Mrs Watkins, the applicant, spoke in
favour.

The Sub-Committee discussed details about the application and the
Southern Divisional Planning Officer advised that negotiations had
taken place with the applicants to ensure that heavy vehicles used
the exit furthest away from the neighbours to minimize noise
nuisance.

RESOLVED: That in respect of SW2002/3814/F

**That planning permission be granted subject to the following
conditions:**

1. **The portacabin hereby permitted shall be permanently
removed from the site on or before 30th April, 2006.**

**Reason: The local planning authority would not be
prepared to permit the siting of such a structure in this
rural location other than on a temporary basis in the
interests of the visual amenity of the area.**

2. **The hours during which working may take place on
Saturdays shall be restricted to 8.00 am to 4.00 pm. There
shall be no such working on Sundays, Bank or Public
Holidays.**

Reason: To safeguard the amenities of the locality.

3. **The two existing van bodies/lorry trailers sited within the
application site of the premises shall be permanently
removed from the site on or before 30th April, 2006.**

**Reason: The local planning authority would not be
prepared to permit the continued siting of these structures**

in this rural location other than on a temporary basis in the interests of the visual amenity of the area.

- 4. No amplified or other music shall be played in the premises, which is audible outside of the building, i.e. the original building and its extension.**

Reason: In order to protect the amenity of occupiers of nearby properties.

RESOLVED: That in respect of SW2003/0113/F planning permission be granted subject to the following conditions:

- 1. A07 (Development in accordance with approved plans)**

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

- 2. The use of land hereby approved shall be solely for purposes ancillary with the water bottling business on site and for no other purposes whatsoever.**

Reason: The local planning authority wish to control the specific use of the land in the interests of local amenity.

- 3. There shall be no storage of pallets, bottles or other containers on the application site of the premises without the prior written approval of the local planning authority.**

Reason: In order to protect the visual amenities of the surrounding countryside designated as an Area of Great Landscape Value.

- 4. G04 (Landscaping scheme (general))**

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

- 5. G05 (Implementation of landscaping scheme (general))**

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

- 6. The junction of the new access driveway with the public highway shall have a kerb radius of at least 4 metres.**

Reason: In the interests of highway safety.

- 7. The three existing tree stumps on the south side of the**

new access corner shall be removed.

Reason: In the interests of highway safety.

8. H05 (Access gates)

Reason: In the interests of highway safety.

- 9. The new access hereby permitted shall be used solely for incoming vehicles entering the site only. The existing access shall be solely for vehicles exiting the site.**

Reason: In the interests of highway safety.

- 10. A signage scheme relating to condition No. 9 shall be submitted for approval by the local planning authority and implemented on site within 4 months of the date of this permission.**

Reason: In the interests of highway safety.

- 11. The visibility splay at the existing exit access (northern end) shall be maintained. Any new fencing must not obstruct the existing visibility in its current form and at all times thereafter.**

Reason: In the interests of highway safety.

- 12. The new vehicular access shall be a properly consolidated surface and drained in accordance with details to be submitted and approved in writing by the Local Authority, and it shall remain unobstructed at all times.**

Reason: In the interests of highway safety.

- 13. Details of any floodlighting/external lighting proposed to illuminate the development should be submitted to and approved in writing by the local planning authority prior to their erection. Development shall be carried out in accordance with the approved details and there shall be no other external illumination of the development.**

Reason: To safeguard local amenities.

- 14. Details of external cowls, louvres or other shields to be fitted to the floodlights to reduce light pollution shall be submitted to and agreed in writing with the local planning authority prior to their erection.**

Reason: To minimise light overspill and to protect the

amenity of neighbouring properties.

15. The whole of the works required by conditions 6 to 12 must be fully completed within 4 months of the date of this permission unless otherwise first agreed in writing by the local planning authority.

Reason: In the interests of highway safety.

Informatives

- 1. HN01 - Mud on highway**
- 2. HN05 - Works within the highway**
- 3. HN10 - No drainage to discharge to highway**

SITE VISIT C
SE2003/0754/F
SELLACK

Amendments To Existing Scheme For New Underground Garage/Rumpus Room With Natural Swimming Pools And Sauna at:

LAWLESS HILL COTTAGE, SELLACK, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6QP

For: **Mr K Meehan per Malcolm Harrison & Associates, Newcastle Farmhouse, Orcop Hill, Herefordshire, HR2 8SF**

In accordance with the criteria for public speaking Councillor R Currie of Sellack Parish Council spoke against the application. Councillor G.W. Davies expressed concerns about the size of the new buildings in relation to the approved plans and the Principal Planning Officer undertook to check the dimensions. The Sub-committee was concerned at the further loss of trees around the site and the Southern Divisional Planning Officer said that an appropriate planning condition could be added to prevent felling without prior permission from the Council.

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 G04 (Landscaping scheme (general))

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

4 G05 (Implementation of landscaping scheme (general))

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

5 F18 (Scheme of foul drainage disposal)

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

6. G10 (Retention of trees)

Reason: In order to preserve the character and amenities of the area.

7. **The junction of the new access driveway with the public highway shall have a kerb radius of at least 4 metres.**

Reason: In the interests of highway safety.

8. **The three existing tree stumps on the south side of the new access corner shall be removed unless otherwise first agreed in writing by the local planning authority.**

Reason: In the interests of highway safety.

Ref. 1
MADLEY
SW2003/0774/F

Erection of two storey, three bedroomed dwelling with double garage at rear of:

MADLEY STORE & PO, MADLEY, HEREFORD, HEREFORDSHIRE. HR2 9LS

For: **Mr J Menton, Whitehall, Madley, Herefordshire, HR2 9LS**

The Principal Planning Officer reported that Welsh Water had withdrawn its objection to the proposed dwelling being connected to the sewerage system.

In accordance with the criteria for public speaking Mr J Menton, the applicant) spoke in favour of the application.

Councillor D.C. Taylor the Local Ward Member said that there was a diversity of architectural styles in the village and suggested that the Officers be requested to carry out further negotiations with the applicant to reach a design that would be acceptable on planning grounds.

RESOLVED: That consideration of the application be deferred pending further negotiations by Officers with the applicant in respect of the design of the proposed dwelling.

Ref. 2
LEA
SE2003/1225/F

Single storey extension to rear of garage at:

WEST VIEW, LEA, ROSS-ON-WYE, HEREFORDSHIRE. HR9 7LN

For: **Mr B Davies, West View, Lea Line, Lea, Ross-on-Wye, Herefordshire. HR9 7LN.**

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 G04 (Landscaping scheme (general))

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

4 G05 (Implementation of landscaping scheme (general))

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

5 E19 (Obscure glazing to windows)

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

Ref. 3
ALLENSMORE
SW2003/0898/RM

Proposed detached dwelling and garage/store on land at:

**THORNSBURY COTTAGE, ALLENSMORE, HEREFORD. HR2
9BP**

For: **Mr P Crapper, 16 Yarlinton Mill, Belmont, Hereford. HR2
7UB.**

RESOLVED: That subject to the receipt of further details relating to materials and landscaping, officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following condition and any additional conditions considered necessary by officers:

1. **A07 (Development in accordance with approved plans)**

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

Ref. 4
PHOCLE GREEN
SE2003/0968/F

Proposed Apple storage building at:

PHOCLE GREEN, HEREFORDSHIRE

For: **Chicory Crops Ltd per A J Lowther & Son Ltd, The
Works, Whitchurch, Ross-on-Wye, Herefordshire. HR9 6DF**

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 **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 **B08 (Dark roof colouring (agricultural buildings))**

Reason: To protect the visual amenities of the area.

- 4 **G04 (Landscaping scheme (general))**

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

- 5 **G05 (Implementation of landscaping scheme (general))**

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

6 Before any work commences on site full details showing how the building is intended to be cut into the ground shall first be submitted to and be subject to the prior written approval of the local planning authority.

Reason: To define the terms to which this planning permission relates.

7 Before any work commences on site full details of the extent/area and intended top surface material of any proposed hardstanding area to be used in connection with the building, hereby approved, shall first be submitted to and be subject to the prior written approval of the local planning authority.

Reason: To protect the visual amenities and character of the surrounding rural area.

INFORMATIVE NOTE

1 The landscaping details required by Condition No. 4 should be in the form of appropriate tree planting, in particular, on the northern and western sides of the building hereby approved.

Ref. 5
CLEHONGER
SW2003/0761/F

Ground floor extension, various alterations, at:

SHARK HOUSE BARN, CLEHONER, HEREFORD. HR2 9TE.

For: Mr and Mrs Flemming per Mr C Goldsworthy, 85 St Owens Street, Hereford. HR1 2JW.

In accordance with the criteria for public speaking Mr Flemming the applicant spoke in favour of the application.

The Sub-Committee discussed the application in relation to the Council's planning policies and felt that further investigation should be made into whether the building was originally a barn converted to a dwelling or a dwelling with an attached barn which had been converted into residential accommodation.

RESOLVED: That consideration of the application be deferred for the Officers to investigate the planning history of the dwelling.

Ref. 6
PONTSHILL
SE2003/0801/O

Site for residential development at:

COMMERCIAL YARD, PONTSHILL, NR ROSS-ON-WYE,

HEREFORDSHIRE

For: Mr and Mrs Powles per Paul Smith Associates, Chase View House, Merrivale Road, Ross-on-Wye, Herefordshire. HR9 5JX.

The Principal Planning Officer reported the receipt of an additional letter in support of the application from Mrs E.M. Saunders.

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 F18 (Scheme of foul drainage disposal)**

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

- 6 No development shall take place until details of the improvements to the access and access drive and of the vehicle parking and turning areas have been submitted to and approved in writing by the local planning authority.**

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

- 7 No dwelling hereby approved shall be occupied until the details approved pursuant to condition No. 6 above have been implemented and these areas shall thereafter be retained and kept available for those uses at all times.**

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

Ref. 7
MUCH BIRCH
SW2003/0766/F

To site a 10m x 6m timber clad demountable building within the grounds of Much Birch primary school for the purpose of providing before and after school care and a nursery class, 8.15am – 5.45 pm to include 2 car parking spaces at:

THE OLD SCHOOL HOUSE, MUCH BIRCH CP SCHOOL, MUCH BIRCH, HEREFORD. HR2 6QN.

For: **Ms M Roberts, Farm Childcare Group, Bromley Court, Hoarwithy, Hereford. HR2 6QN.**

The receipt of seven letters of support, a letter from the applicant and the views of the Head of Engineering and Transportation were reported.

In accordance with the criteria for public speaking Mr Padden spoke against the application and Mrs M Roberts, the applicant spoke in favour.

The Chairman was concerned about the problems facing Mr Padden about motorists bringing children to the school parking across his drive or reversing into it, and asked the Officers to discuss with him what measures could be taken to help resolve the situation.

RESOLVED: That planning permission be granted subject to the following condition:

1. The building/structure hereby permitted shall be removed from the site and the land restored to its former condition on or before 30th June, 2008 in accordance with a scheme of work submitted to and approved by the local planning authority.

Reason: To define the terms to which the application relates as the proposed building/structure is considered to be unacceptable as a permanent fixture on this site within a designated Area of Great Landscape Value.

Ref. 8
THRUXTON
 SW2003/0886/F

Removal of agricultural occupation restriction (Condition 2) of Planning Permission SH901391PF, at:

CRICKADARN, THRUXTON, HEREFORD. HR29BD

For: **Mr and Mrs G Watkins per Williams Parry Richards, Windsor House, St Mary's Street, Ross on Wye, Herefordshire. HR9 5HT.**

RESOLVED: That planning permission be granted subject to the following condition:

1. **A01 (Time limit for commencement (full permission))**

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

Ref. 9
ROSS-ON-WYE
 SE2003/0841/F

Relocation of dairy unit from Vine Tree Farm to Arbour Hill Farm (renewal of planning permission SH970699PF) at:

ARBOUR HILL FARM, LINCOLN HILL, ROSS-ON-WYE, HEREFORDSHIRE. HR9 7TH

For: **D Boynton & Sons per Bruton Knowles, Bisley House, Green Farm Business Park, Bristol Road, Gloucester. GL2 4LY.**

The Principal Planning Officer reported the receipt of a further two letters of objection.

RESOLVED:

That 1) **The County Secretary and Solicitor be authorised to complete a deed of variation on the new planning application under Section 106 of the Town and Country Planning Act 1990 and deal with any other appropriate and incidental terms, matters or issues.**

2) **Upon completion of the aforementioned deed of variation, officers named in the scheme of delegation to officers be authorised to issue planning permission 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 **G04 (Landscaping scheme (general))**

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

3 G05 (Implementation of landscaping scheme (general))

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

4 G01 (Details of boundary treatments)

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

5 A full specification for the external finishes and colour of all other materials used in all engineering and building works shall be submitted to and approved in writing by the local planning authority before the development is commenced. Development shall be carried out in accordance with the approved specifications.

Reason: To protect the visual amenities of the area.

6 Proposals for landscaping shall include earth mounding along the land bordering the south-east, north-east and north-west of the proposed site, which shall be carried out and seeded before the buildings are brought into use.

Reason: To protect the visual amenities of the area.

7 Details for the safeguarding of the ponds on the south-eastern boundary from any contamination shall be submitted to and approved in writing by the local planning authority before the development is commenced. Development shall be carried out in accordance with the approved details.

Reason: To avoid pollution.

8 Before the buildings hereby approved are brought into use the internal farm roadway identified on drawing No. MB12, and the revised access arrangements at the point of access onto the Class II highway at Vine Tree Farm buildings, shall be upgraded in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason: To ensure that the roadway and access will meet the applicants' requirements and in the interest of safety.

9 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.

- 10** Notwithstanding the provisions of Article 3, Schedule 2 and Part 6 of the Town and Country Planning (General Permitted Development) Order 1995, no works referred to in Class A and Class B (other than those contained within this specific planning permission) shall be carried out.

Reason: Specific permission has been given to transfer an existing Dairy unit to this site. If other agricultural uses are proposed it is essential that the local planning authority assess the impact of any changes in relation to the neighbourhood where there are residential properties in separate ownership.

- 11** Notwithstanding the provisions of Section 55(2) of the Town and Country Planning Act 1990 the proposed buildings and associated structures and engineering works, subject of this permission, shall only be used for the agricultural uses described as a dairy unit and the new premises shall not be used for any other agricultural purpose without the prior written permission of the local planning authority.

Reason: Specific permission has been given to transfer an existing Dairy unit to this site. If other agricultural uses are proposed it is essential that the local planning authority assess the impact of any changes in relation to the neighbourhood where there are residential properties in separate ownership.

- 12** D03 (Site observation - archaeology)

Reason: To allow the potential archaeological interest of the site to be investigated and recorded.

- 13** H16 (Parking/unloading provision - submission of details)

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

- 14** The proposed improvements and upgrading of the existing access onto the county highway shall be carried out prior to the construction of the proposed buildings.

Reason: In the interests of highway safety.

- 15** F02 (Scheme of measures for controlling noise)

Reason: In order to protect the amenity of occupiers of nearby properties.

- 16** A plan shall be submitted to and approved in writing by the local planning authority which specifies the locations of any stock-piled manure resulting from this development.

Reason: To prevent environmental pollution and protect the amenities of neighbours.

Ref. 10 and 11
DORSTONE
SW2003/0995/F
And
SW2003/0997/L

Conversion of agricultural buildings to one house with residential annexe and erection of one house;

And

List building application in respect of:

GREAT HOUSE FARM, DORSTONE, HEREFORDSHIRE. HR3 6BE

For: Mr R Goodwin per Burton & Co, Lydiatt Place, Brimfield, Ludlow, Shropshire. SH8 4NP

In accordance with the criteria for public speaking Mrs J. Goring spoke against the application and Mr G. Burton the agent acting on behalf of the applicant spoke in favour.

RESOLVED: That subject to the receipt of suitably amended plans the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission and listed building consent subject to the following conditions and any additional conditions considered necessary by officers:

In respect of SW2003/0995/F

- 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. C02 (Approval of details)**

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

- 4. 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 and historical interest.

5. G01 (Details of boundary treatments)

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

6. E15 (Restriction on separate sale)

Reason: It would be contrary to the policy of the local planning authority to grant consent for a separate dwelling in this location.

7. E16 (Removal of permitted development rights)

Reason: In order to safeguard the character and appearance of this building of architectural and historical interest.

8. E18 (No new windows in specified elevation)

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

9. F18 (Scheme of foul drainage disposal)

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

10. G04 (Landscaping scheme (general))

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

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

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

In respect of SW2003/0997/L

1. C01 (Time limit for commencement (Listed Building Consent))

Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act

1990.

2. C02 (Approval of details)

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

3. 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 and historical interest.

4. G01 (Details of boundary treatments)

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

5. G04 (Landscaping scheme (general))

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

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

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

Ref. 12
ROSS-ON-WYE
SE2003/1275/F

Proposed semi-detached two storey dwelling corner site at:

**HENRY STREEET AND CROFT LANE, ROSS-ON-WYE,
HEREFORDSHIRE. HR9 7AA.**

For: **Casepress Ltd per Mr C Goldsworthy, 85 St Owens
Street, Hereford. HR1 2JW.**

RESOLVED: That subject to submission of acceptable revised drawings, 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 C02 (Approval of details)

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