

REPORT OF THE PLANNING COMMITTEE

Meetings Held on 9th June and 14th July, 2006

Membership:

Councillors: TW Hunt (Chairman), JB Williams (Vice-Chairman), Mrs PA Andrews, Mrs CJ Davis, PJ Dauncey, DJ Fleet, PE Harling, JW Hope, B Hunt, Mrs JA Hyde, Brig P Jones CBE, RM Manning, PG Turpin, 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) DCNC2006/0277/F - proposed construction of skate park at Sydonia Recreation Ground, Conningsby Road, Leominster – approved as recommended;
 - (b) DCNW2005/1819/F - use of land and erection of workshop and office for coach hire business at Paytoe Lane, Leintwardine, Herefordshire – approved contrary to recommendation;
 - (c) DCNE2006/0873/F - erection of security fence and gates to the boundary with two site signs at John Masefield High School, Mabels Furlong, Ledbury – approved as recommended;
 - (d) DCCW2006/0927/N - retention and re-profiling of earth bund at Hereford City Sports Club, Grandstand Road, Hereford – refused as recommended;
 - (e) DCCE2006/0608/F - proposed bungalow at Leys Farm, Grafton, Hereford – approved contrary to recommendation;
 - (f) DCCE2006/0765/F - change of use from B1 light industrial to mixed use comprising a retail showroom, storage and offices Unit 4, Whitestone Business Park, Whitestone - approved contrary to recommendation;
 - (g) DCCE2006/1097/F - installation of stone benching with glazed screen & DCCE2006/1101/L - adaptations to front forecourt and entrance portico to provide disabled access and stone bench with glazed screen at Shire Hall, Hereford - approved as recommended;
 - (h) DCCW2006/1247/RM - construction of community facility and replacement primary school at land opposite Sutton County Primary School, Sutton St. Nicholas – approved as recommended;
 - (i) DCSE2006/1146/F - creation of a green space for recreational use by whole community. landscaping to create two flat areas to provide playground and general use area for children and adults at land behind Goodrich School, Goodrich – consideration deferred pending further negotiations with Central

Networks regarding an overhead power-line;

- (j) DCNW2006/1643/F - construction of dwelling house and garage at land adjoining The Forge, Lingen, Bucknell - approved contrary to recommendation
- (k) DCNC2006/0882/F - Variation of condition 14 of planning permission DCNC2005/0062/F to extend opening hours at the H.O.P.E Family Centre, Hereford Road, Bromyard - approved as recommended;
- (l) DCCE2006/1711/F - amendment to permission CE2005/0032/F to avoid sewer - proposed 3 storey block of 15 apartments in lieu of 17 apartments and 3 bungalows at The Rose Gardens, Independent Living Scheme, Ledbury Road, Hereford – approved as recommended;
- (m) DCCW2006/1728/F - remove existing defective perimeter fencing - erect new perimeter fencing and entrance gates at Haywood High School, Stanberrow Road, Hereford – approved as recommended; and
- (n) DCCW2006/1743/F - new primary school and demolition of existing schools at Riverside Primary School (Formerly Hunderton Infant and Junior), Belmont Avenue, Hereford – 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 – 19
- Applications minded to approve or refuse contrary to recommendation – 3 (1 referred to Planning Committee by the Head of Planning Services)
- Applications withdrawn by applicant – 1
- Applications deferred - 1
- Site inspections – 4
- Number of public speakers – 17 (9 supporters, 6 objectors, 2 parish councils)
- Appeals – 7 have been received and 15 determined (1 withdrawn, 2 upheld and 12 dismissed)

(b) Central Area Planning Sub-Committee

- Applications approved as recommended – 22
- Applications minded to refuse contrary to recommendation – 5 (not referred to the Head of Planning Services)

- Applications minded to approve contrary to recommendation – 2 (referred to the Head of Planning Services and the Planning Committee)
- Site inspections – 7
- Number of public speakers – 34 (4 parish councils, 15 supporters, 15 objectors)
- Appeals – 8 appeals have been received and 5 determined (2 allowed, 2 dismissed and 1 withdrawn)

(c) Southern Area Planning Sub-Committee

- Applications approved as recommended – 22
- Applications refused as recommended – 3
- Applications minded to refuse contrary to recommendation – 3 (1 referred to the Head of Planning Services and Planning Committee)
- Applications approved contrary to recommendation – 3 (2 referred to the Head of Planning Services and Planning Committee)
- Site visits – 2
- Number of public speakers – 13 (6 supporters, 5 objectors, 2 Parish Councillors)
- Appeals – 12 appeals have been received and 13 determined (4 upheld and 9 dismissed)

CONSERVATION AREA APPRAISALS FOR ALMELEY, WEOBLEY AND HAMPTON PARK

3. Conservation Area appraisals have been undertaken for Almeley, Weobley and Hampton Park as part of a rolling programme for sixteen conservation areas. The form and content of the appraisals follow guidance prepared by English Heritage and cover the following matters: -

- Changes to boundaries to include further or exclude areas or to enable better definition of boundaries on the ground.
- Identification of those non-Listed Buildings that may be of local interest, and those important buildings that appear to be ‘at risk’ through decay/obsolescence/being unoccupied.
- Other generally visible problems that may need to be addressed at some stage if the character and appearance of the particular area is to be conserved or enhanced.

The Committee requested that the Cabinet Member (Environment) confirms the final content of the appraisal documents and the issues raised through them. Following this it is intended that consultation will be undertaken about the issues raised. This may subsequently influence the management proposals that will form part of the next stage of work in relation to the conservation areas.

DEVELOPMENT BRIEF FOR THE FORMER WHITECROSS HIGH SCHOOL SITE, HEREFORD

4. The site of the former Whitecross High School, Bagallay St. Hereford is proposed for redevelopment under Policies H2, RST5 and CF5 of the Revised Deposit Draft Unitary Development Plan (UDP). Following extensive consultation and public meetings, a Development Brief has been prepared as a Supplementary Planning Document. There was general support for new housing and an educational establishment at the site but considerable concern from local residents about the impact of additional traffic on Baggallay Street. The alternative proposals put forward were:-

- 60 dwellings (of which 21 affordable housing)
- 60 dwellings plus 420 pupil primary school
- 60 dwellings plus 630 pupil primary school
- 60 dwellings plus 50 place special school
- 60 dwellings plus a children's centre

The Committee has recommended to the Cabinet Member (Environment) that the Development Brief for the former Whitecross High School site, as amended, be approved for adoption as a Supplementary Planning Document (SPD).

KINGS CAPLE PARISH PLAN

5. It has been recommended to the Cabinet Member (Environment) that the planning elements of the Kings Caple Parish Plan be adopted as planning guidance to the Herefordshire Unitary Development Plan and as an expression of local distinctiveness and community participation. The aim of the document is to identify measures by which the community aim to improve and enhance the quality of the built environment and to provide a mechanism to inform and influence the decisions of statutory bodies about community priorities and local needs. Key recommendations are included about transport and traffic, landscape and environment, housing, planning and heritage, youth and leisure and community services. The planning issues centre on affordable housing for young people and a wish to see any new development designed to reflect the character of the local area.

EDGAR STREET GRID SUPPLEMENTARY PLANNING DOCUMENT STATEMENT OF COMMUNITY INVOLVEMENT

6. The Edgar Street Grid represents a unique opportunity to develop an under-utilised area of land, strengthening the role of Hereford as a sub regional shopping centre and ensuring the city plays a full role in the wider rural economy. The Local Development Scheme identifies the requirement to produce the additional design guidance for the Grid area and the Supplementary Planning Document (SPD) provides an urban design framework to guide the future development of the area. Supplementary Planning Documents are produced to expand on plan policy and provide additional information and guidance in support of policies and proposals in Development Plan Documents. When adopted, the Herefordshire Unitary Development Plan (UDP) will have the status of a Development Plan Document (DPD). It will be operative as part of the Council's Local Development Framework for a minimum three year period from the date of adoption. The Edgar Street Grid SPD will expand and add further detail to the policies and accompanying text contained in the UDP. In addition, a complementary piece of work is to be

commissioned by the Edgar Street Grid Company. This work will refine and update the ESG Masterplan which was undertaken in 2004, particularly in terms of urban design and will provide a source of design analysis which will inform the SPD. The Forward Planning team preparing the SPD will work closely with the urban designers commissioned for the Masterplan update and the Edgar Street Grid Co.

The role and purpose of the SPD is to:

- Establish an urban design framework for the Edgar Street Grid area in a positive and enabling manner providing a design concept early on in the process which will be used to guide landowners, developers and the community on the form development proposals should take
- Address and supplement with additional information the policies contained within the UDP
- Provide greater certainty for the market on what is expected from future schemes
- Ensure delivery of a comprehensive, coordinated and sustainable development for Grid area.

Consultation forms a key part of the SPD process and the following timetable has been prepared:

- Initial consultation (July – October 2006)
- Ongoing Consultation (November 2006 – March 2007)
- Formal consultation on the draft SPD and sustainability appraisal (April/June 2007)
- Adoption (October 2007)

It has been recommended to the Cabinet Member (Environment) that the Edgar Street Grid SPD be prepared as set out above and in line with the Town & Country Planning (Local Development)(England) Regulations 2004.

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

BACKGROUND PAPERS

Agenda for the meeting of the Planning Committee held on 9th June and 14th July, 2006.