

**MINUTES of the meeting of Northern Area Planning Sub-Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday, 12th July, 2006 at 2.00 p.m.**

**Present:** Councillor J.W. Hope MBE (Chairman)  
Councillor K.G. Grumbley (Vice Chairman)

**Councillors:** B.F. Ashton, Mrs. L.O. Barnett, W.L.S. Bowen, R.B.A. Burke, P.J. Dauncey, Mrs. J.P. French, J.H.R. Goodwin, P.E. Harling, B. Hunt, T.W. Hunt, Brig. P. Jones CBE, R.M. Manning, R. Mills, D.W. Rule MBE, J.P. Thomas and J.B. Williams

**In attendance:** Councillors Ms. G.A. Powell

**34. APOLOGIES FOR ABSENCE**

Apologies were received from Councillors T.M. James, R.J. Phillips RV Stockton and J Stone.

**35. DECLARATIONS OF INTEREST**

<b>Councillor</b>	<b>Item</b>	<b>Interest</b>
JW Hope	13 - DCNW2006/1310/F – conversion to residential use at The Old Station House, Almley	prejudicial and left the meeting for the duration of this item.
R Mills	16 – DCNW/2006/1476/F – Garden Café and Tea Room, Walford, Leintwardine	personal and left the meeting for the duration of this item.

**36. MINUTES**

**RESOLVED:** That the Minutes of the meeting held on 14th June, 2006 be approved as a correct record and signed by the Chairman.

**37. ITEM FOR INFORMATION - APPEALS**

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

**38. APPLICATIONS RECEIVED**

The Sub-Committee considered the following planning applications received for the Northern Area of Herefordshire and authorised the Head of Planning Services to impose any additional or varied conditions and reasons which he considered to be necessary.

**39. DCNE2005/0825/F - CONSTRUCTION OF OIL DISTRIBUTION DEPOT AT WATSON PETROLEUM LIMITED, BROMYARD ROAD, LEDBURY, HEREFORDSHIRE, HR8 1LG**

In accordance with the criteria for public speaking, M Sanders spoke against the application and Mr Cowan, the applicant's agent, spoke in favour.

Councillor BF Ashton noted that the objector, who was the operator of Wye Fruits to the north of the site, was concerned that the proposed development posed the danger that their fruit would be tainted. He pointed out that there was no evidence in the report to support this view and felt that the application should be granted. Councillor RM Manning said that there was a danger that the supermarkets which the firm provided fruit for would perceive that the fruit may be tainted to the detriment of their business and therefore considered that the application should be rejected. The Principal Planning Officer said that it would be difficult to sustain a refusal on a perception that there may be a problem. Members discussed details of the application and a proposal was put forward that consideration of the application should be deferred for further professional advice on the issues raised. Voting on this motion was tied and the Chairman used his casting vote against it. A proposal that the application should be refused on the grounds of potential employment loss could not be supported on planning grounds.

**RESOLVED**

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

- 1 - The development hereby permitted shall be begun not later than the expiration of five years beginning with the date of this permission;**

**Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990;**

- 2 - The three tanks hereby permitted shall be painted a Goosewing Grey (10 A 05) colour prior to their erection on-site or within one month of their erection on-site and shall notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) thereafter be maintained as such;**

**Reason: To ensure a satisfactory appearance to the development;**

- 3 - Prior to commencement of the development hereby permitted written details of the colour that the steel paling security fencing is to be painted shall be submitted to the Local Planning Authority for written approval. No development shall commence until the written approval of the Local Planning Authority has been obtained.**

**Reason: To ensure a satisfactory appearance to the development;**

- 4 - The security fencing hereby permitted shall be painted in accordance with the details approved pursuant to condition 3 within one month of their erection on-site and thereafter maintained as such;**

**Reason: To ensure a satisfactory appearance to the development;**

- 5 - Prior to commencement of the development hereby permitted, full**

details of all external lighting to be installed upon the site (including upon the external elevations of the building) shall be submitted to the Local Planning Authority for their written approval. No external lighting shall be installed upon the site (including upon the external elevations of the building) without the prior written consent of the Local Planning Authority. The approved external lighting (including upon the external elevations of the building) shall be installed in full accordance with the approved details and thereafter maintained in accordance with those details;

Reason: To safeguard the character and appearance of the area;

- 6 - Prior to the first use of the site hereby permitted, the vehicular means of access, turning / manoeuvring areas and vehicle parking areas shall be fully implemented. Thereafter these areas shall be kept available for such use;

Reason: In the interests of highway safety;

- 7 - No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, using indigenous species which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained together with measures for their protection in the course of development and a programme for the approved scheme's implementation and long term management. The submitted scheme of landscaping must include details as to the location of all planting, the species, their size and the density of planting;

Reason: To ensure that the development is adequately integrated into the landscape;

- 8 - All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the first use of the site or the completion of the development, whichever is the sooner, any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation;

Reason: To ensure that the development is satisfactorily integrated into the landscape;

- 9 - No buildings shall erected or trees planted within 2.5 metres of the public sewer which crosses the site;

Reason: To maintain essential access for maintenance, repair, renewal and to protect the structural integrity of the public sewage system;

- 10 - Development approved by this planning permission shall not be commenced until:

a) A scheme for shallow soil sampling has been designed for the site using the information obtained from the Phase 1 Risk Assessment, dated September 2005 and Environmental Statement, dated March 2006. This shall be submitted to, and approved in writing by the Local

Planning Authority prior to that investigation being carried out on the site.

b) The soil sampling has been undertaken in accordance with details approved by the Local Planning Authority.

c) A Method Statement detailing any remediation requirements using the information obtained from the soil sampling has been submitted to the Local Planning Authority. This should be approved in writing by the Local Planning Authority prior to that remediation being carried out on the site.

**Reason:** To ensure that the proposed site investigations and remediation will not cause pollution of the environment.

- 11 - The development of the site should be carried out in accordance with the approved Method Statement;

**Reason:** To ensure that the development complies with approved details in the interests of protection of the environment.

- 12 - If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority, for an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with and from the date of approval the addendum(s) shall form part of the Method Statement.

**Reason:** To ensure that the development complies with approved details in the interests of protection of the environment and harm.

- 13 - Upon completion of the remediation detailed in the Method Statement a report shall be submitted to the Local Planning Authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

**Reason:** To protect the environment by ensuring that the remediated site has been reclaimed to an appropriate standard.

- 14 - The development shall be carried out in accordance with the details submitted, including plan JER7016-002e, dated 27.02.06, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To prevent pollution of the water environment.

- 15 - Prior to the commencement of operation, details shall be submitted to provide a maintenance plan, for the drainage scheme, including the attenuation pond and swales, for the lifetime of the development. The swales and attenuation pond shall be implemented, maintained and retained in accordance with the approved details.

Reason: To ensure appropriate maintenance of the drainage system and prevent pollution of the water environment.

**Informatives:**

- 1 - N15 - Reason(s) for the Grant of PP/LBC/CAC
- 2 - With regard the details required to be submitted pursuant to condition 5 the Local Planning Authority would advise the applicant to engage the services of a suitably qualified lighting engineer (Institute of Lighting Engineers) and that they would require the following level of detail: -  
  
Details as to the location of each luminaire supporting structure together with the number of lights upon each structure;  
Details of lighting columns (or supporting structures)  
Written details of the colour of each supporting structure  
Details of each luminaire (i.e. lamp)  
The wattage of each luminaire  
The mounting height of each luminaire  
The tilt angle of each luminaire (n.b. the Local planning Authority would recommend 0 degrees - i.e. parallel to the ground)  
The rotational angle of each luminaire  
An appropriately scaled metric scaled block plan detailing the resultant lux levels on the ground.
- 3 - A watching brief should be kept during the works for the presence of slow worms and if found to be present during the work, operations should cease and an ecologist licensed by English Nature for surveys should be engaged to determine the populations and impact of the works together with mitigation and compensation. The presence of nesting birds should also be evaluated throughout the works and if revealed or potentially disturbed by the development then the Herefordshire Council's Ecologist should be notified. Works should avoid disturbance to the nests, young, eggs, adults and nesting area.
- 4 - With regard condition 10 above the soil sampling testing suite must include metals, and speciated poly-aromatic hydrocarbons (PAH) and total petroleum hydrocarbons (TPH).
- 5 - Plan JER7016-002e details an acceptable surface water drainage/pollution prevention system, with an attenuation pond (reedbed), swale and oil interceptors (type 1).  
Overland flows entering the site have been satisfactorily addressed, with a cut-off system proposed at the site entrance, to prevent flow into the operational area. It is understood that the proposed system has been designed to cater for the 1 in 100 year storm event, which is acceptable. It is also noted that the existing site drain (an existing foul water sewer connection, part of the former residential property on the site) is to be removed, prior to construction so it does not act as a conduit for contaminants.  
  
The swales and attenuation pond (wetland) will require maintenance and a statement would be required to give details to ensure this aspect.
- 6 - The attenuation pond and swales have added benefits, to the environment, in terms of its added water quality / biodiversity benefits.

The pond should be planted with vegetation, such as reeds, in order to maximise the treatment of water quality prior to discharge to the watercourse. However, it should be noted that the part of the pond around the inlet should be designed to be kept clear of vegetation, so that it enables the boom to be properly installed and maintained thereafter. The continuous boom is considered an essential part of the design scheme, to trap any oils on the surface of the pond etc.

7 - For the avoidance of any doubt the plans to which this decision relate are: -

- Location Plan (Scale 1:35,000) Figure 1.1 received 15 March 2006
- Application Site Plan / Site Context (Scale 1:5,000) Figure 2.1 received 15 March 2006
- Block Plan - Drawing number WPL/Led (n) - 2004-2 (scales 1:200 and 1:2500) received 15 March 2006
- Indicative Landscape Proposals Figure 3.1 received 15 March 2006
- Drainage design - drawing number JER7016-002e received 15 March 2006.
- Floor plans of office accommodation / drivers reception (drawing number UO698/01 Rev. D) (Scale 1:50) received 14<sup>th</sup> March 2005
- Elevations of office accommodation /drivers reception (Scale 1:100) (drawing number UO698/02 Rev A.) received 22<sup>nd</sup> May 2006.

**40. DCNC2006/1215/F - EXTENSIONS TO EXISTING NURSING HOME TO ADD 16 BEDROOMS AND DAY ROOM LINK (INCLUDES DEMOLITION OF EXISTING SOUTH WING) AT 28 HIGHWELL LANE, BROMYARD, HEREFORDSHIRE, HR7 4DG**

It was reported that the Head of Environmental Services and Trading Standards had no comments to make on the application and that the Director of Children's Services supported it.

In accordance with the criteria for public speaking, Mr Cronin of Bromyard Town Council and Mrs Mitchell, the objectors agent, spoke against the application and Ms Rogers the applicant, spoke in favour.

Councillor B Hunt, a local Ward Member, commented that the speakers had put forward very convincing and sound arguments about the application but felt that the key issue was the very narrow approach road which even with passing bays would prove difficult for visitors, service and emergency vehicles to negotiate. Councillor PJ Dauncey said that the excellent and valuable service provided for the elderly by the applicant was not in doubt but he shared the concerns expressed by Councillor Hunt. It was felt that more work needed to be done by the applicant to arrange passing bays in strategic locations so that blind spots in the approach road could be overcome. Having considered the details of the application, the Sub-Committee decided to defer consideration of the application.

**RESOLVED That consideration of the application be deferred for further work to be done by the applicants on meeting the highway concerns of the Sub-Committee**

**41. DCNC2006/1225/F - DEMOLITION OF STEEL FRAMED BUILDING FOR ERECTION OF 4 NO. FLATS INCLUDING REFURBISHMENT OF ADJACENT BRICK BUILDING WORKSHOPS AT LEOPARD ALLEY, BROMYARD, HEREFORDSHIRE, HR7 4DT**

Councillor PJ Dauncey one of the local Ward Members was concerned about the application because the local area was a considerable eyesore and a scheme with no car parking was likely to cause problems in the vicinity. Councillor BF Ashton concurred with this view and pointed out that there was no suitable car parking nearby and that the public transport was inadequate. He did not feel that such a scheme was appropriate in a small market town. Councillor Mrs JP French enquired whether a Section 106 obligation could be entered into by the applicant to contribute to the provision of car parking elsewhere in the Town. The Development Control Manager felt that on balance the scheme would enhance the area.

**RESOLVED:**

**That (i) The Northern Area Planning Sub-Committee is minded to refuse the application subject to the reasons for refusal set out below (and any further reasons for refusal 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:**

**1. Inadequate car parking.**

**(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 refuse the application subject to the reason for refusal referred to above.**

[Note: Following the vote on this application, the Development Control Manager advised that he would not refer the application to the Head of Planning Services.]  
Councillor Mrs JP French voted against the application.

**42. DCNC2006/1266/F - ERECTION OF STEEL FRAMED BUILDING FOR THE STORAGE OF ANIMAL FOOD AND STORAGE OF MACHINERY AT THE PRIORY, STOKE PRIOR, LEOMINSTER, HEREFORDSHIRE**

It was reported that the applicants had submitted a revised plan which relocated the building to a position on the site which was acceptable to the officers on planning grounds.

**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) (19<sup>th</sup> May 2006)**

**Reason: To ensure the development is carried out in accordance with**

the amended plans.

- 3 - B09 (Colour of cladding (stables) )

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.

**Informative:**

- 1 - N15 - Reason(s) for the Grant of PP/LBC/CAC

43. DCNC2006/1637/A - PROPOSED FREE STANDING AND WALL MOUNTED SIGNS AT BISHOPS OF BROMYARD, 1 THE BYPASS, BROMYARD, HEREFORDSHIRE, HR7 4DJ

**RESOLVED**

That subject to no new representations being received raising material planning considerations not previously considered, the Head of Planning Services (following the expiration of the public consultation period) be given authority to approve the application subject to the following conditions:-

- 1 - I01 (Time limit on consent )

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

- 2 - I02 (Removal of existing signs )

Reason: To preclude the build-up of unnecessary advertisements on the application site to the detriment of visual amenity.

- 3 - H24 (Illumination of signs and canopies and floodlighting )

Reason: In the interests of highway safety.

- 4 - The illumination of advertising shall comply with Technical Report No. 5 issued by the Institute of Lighting Engineers.

Reason: In the interests of highway safety.

**Informatives:**

- 1 - The applicant must ensure that the proposed signage does not encroach



onto or over land not in their ownership. If any sign hereby approved is placed/encroaches on land not in the applicants ownership then the applicant is advised to contact the owners of the said land before the signs are erected.

**44. DCNC2006/1717/F - CHANGE OF USE FROM REDUNDANT FARM BUILDINGS TO NON-COMMERCIAL AGRICULTURAL MACHINERY REPAIR AND SERVICE WORKSHOP WITH OFF ROAD PARKING FOR THREE LORRIES AT UPPER HOUSE, EDWYN RALPH, BROMYARD, HEREFORDSHIRE, HR7 4LU**

It was reported that the parish council had no objection to the application, a previous objector had submitted a further objection and that the applicant's agent had said that the proposed agreement was acceptable to his client.

**RESOLVED that**

**1) Subject to no representation raising matters not previously considered by 19 July, 2006, the Head of Legal and Corporate Services be authorised to complete a planning obligation under Section 106 of the Town and Country Planning Act 1990, to set out heads of agreement and deal with any other appropriate and incidental terms or issues;**

2) Upon completion of the aforementioned planning obligation the 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. E06 - Restriction of Use (non-commercial agricultural machinery repairs and service workshop) (Class B2)**

**Reason: The local planning authority wish to control the specific use of the land/premises, in the interest of local amenity.**

**Informatives:**

**1. This permission is granted pursuant to an agreement under Section 106 of the Town and Country Planning Act 1990.**

**2. N15 (Reasons for planning permission)**

**3) That the officers named in the Scheme of Delegation to Officers be authorised to amend the above conditions as necessary to reflect the terms of the planning obligation and to refuse the agreement if the applicant does not sign it within a timescale considered to be reasonable by the officers.**

**45. DCNW2006/1288/F - FIRST FLOOR EXTENSION AT CHAPEL COTTAGE, WEST STREET, PEMBRIDGE, LEOMINSTER, HEREFORDSHIRE, HR6 9DT**

The receipt of a letter of objection was reported. The Northern Team Leader said that unless the applicant was prepared to install obscure glazing and make the windows overlooking the adjoining property bottom opening, he would change the recommendation to refusal.

In accordance with the criteria for public speaking, Mr Klein from the neighbouring property spoke against the application and Mrs Palmer, the applicant, spoke in favour. She said that she would comply with the requirements of the officers regarding the overlooking windows.

A proposal that the application should be refused was lost.

**RESOLVED**

**That the Officers named in the Scheme of delegation to Officers be authorised to grant planning permission in consultation with the Local Ward Member, 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 A06 (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 E18 (No new windows in specified elevation )**

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

**5 E19 (Obscure glazing to windows )**

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

**Informative****1 N15 - Reason(s) for the Grant of PP/LBC/CAC**

**2 Obscure glazing to be installed to the satisfaction of Officers so that overlooking of the adjoining property will be prevented**

**46. DCNW2006/1310/F - CONVERSION TO RESIDENTIAL USE AT THE OLD STATION HOUSE, ALMELEY, HEREFORDSHIRE**

The Vice-Chairman assumed the Chair for the duration of this item because the Chairman had declared a prejudicial interest and had left the meeting.

**RESOLVED:**

**That consideration of the application be deferred pending a site inspection 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.**

In accordance with the criteria for public speaking, Mr Hughes the agent acting on behalf of the applicant deferred the right to speak until the next meeting.

**47. DCNW2006/1470/F - PROPOSED DEMOLITION OF EXISTING HOUSE AND ERECTION OF A REPLACEMENT HOUSE AND NEW VEHICULAR ACCESS AT KNOCK HUNDRED COTTAGE, BEARWOOD, LEOMINSTER, HEREFORDSHIRE, HR6 9EF**

**RESOLVED**

**That the Officers named in the Scheme of delegation to Officers be authorised to grant planning permission in consultation with the Chairman and Local Ward Member, 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 A06 (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 E16 (Removal of permitted development rights )**

- 5 H01 (Single access - not footway )**

**Reason: In the interests of highway safety.**

- 6 H03 (Visibility splays )**

**Reason: In the interests of highway safety.**

- 7 H05 (Access gates )**

Reason: In the interests of highway safety.

8 H08 (Access closure )

Reason: To ensure the safe and free flow of traffic using the adjoining County highway.

9 G04 (Landscaping scheme (general) )

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

10 G05 (Implementation of landscaping scheme (general) )

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

**INFORMATIVE:**

1 N15 - Reason(s) for the Grant of PP/LBC/CAC

48. DCNW2006/1473/RM - PROPOSED AGRICULTURAL DWELLING LAND AT STOWE FARM, AT WHITNEY-ON-WYE, HEREFORD, HEREFORDSHIRE, HR3 6EL

The receipt of an amended plan from the applicant regarding access was reported. It was noted that the dwelling would be for an agricultural workers dwelling.

**RESOLVED**

That planning permission be granted subject to the following conditions

1 - A06 (Development in accordance with approved plans )

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

2 - No work shall commence in respect of the access to the site until a scheme for landscaping of this feature has been submitted to and approved in writing by the local planning authority.

Reason: In the interest of the visual amenity of the surrounding landscape.

3 - G06 (Scope of landscaping scheme)

The landscaping scheme required by condition no. 2 above shall include the following:

- (a) Full details of all existing physical and landscape features on the site including the position, species, height, girth, spread and condition of all trees, clearly distinguishing between those features to be retained and those to be removed.
- (b) Full details of all proposed fencing, screen walls, hedges, floorspace, earth moulding, tree and shrub planting.
- (c) Full details of all protective measures to prevent damage during the course of development to trees and other features to be retained.

Reason: In order that the local planning authority may be satisfied that the deposited scheme will meet their requirements and in order to protect

the visual amenities of the area.

**Informative:**

1 - N15 - Reason(s) for the Grant of PP/LBC/CAC

49. DCNW2006/1476/F - GARDEN CAFE AND TEA ROOM AT WALFORD COURT, WALFORD, LEINTWARDINE, CRAVEN ARMS, SHROPSHIRE, SY7 0JT

**RESOLVED:**

That consideration of the application be deferred pending a site inspection on the following grounds.

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

It was reported that the Parish Council had no objection to the application and that Mr Bill Wiggins MP had requested that weight be given to the views of an objector to the application.

In accordance with the criteria for public speaking, Mr MacFarquhar an objector spoke against the application and Mrs Fraser the applicant spoke in favour.

50. DCNW2006/1523/RM - ERECTION OF SIX NO. DWELLINGS AT BURNSIDE, HIGH STREET, LEINTWARDINE, CRAVEN ARMS, SHROPSHIRE, SY7 0LQ

In accordance with the criteria for public speaking, Mr Sudworth of Leintwardine Parish Council and Mr Campbell-Kerr, an objector, spoke against the application.

Councillor Mrs LO Barnett had a number of reservations about the application, feeling that the proposal was not complimentary with adjacent or opposing buildings. She noted however that it was an application for the approval of reserved matters. Members discussed the concerns which had been raised about the density of the proposed dwellings and limited car parking and access. Councillor BF Ashton was concerned that although the scheme was in accord with government policy it was wholly inappropriate for the setting of a small rural village. The Sub-Committee debated all the facts for and against the application and felt that four dwellings would be more acceptable. A motion for approval was lost and on balance it was considered that the application should be refused.

**RESOLVED**

- (a) That the Northern Area Planning Sub-Committee is mindful to refuse the application subject to the reasons set out below and any further reasons for refusal 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.

- 1 Siting;
- 2 Design;

- 3 Appearance; and
- 4 Access.

- (b) If the Head of Planning does not refer the application to the Planning Committee Officers named in the Scheme of Delegation to Officers be instructed to refuse the application subject to such reasons for refusal referred to above.

*(The Development control Manager said that he would refer the application to the Head of Planning Services)*

51. **DCNW2006/1573/F - CONVERSION OF ATTIC TO INCLUDE DORMER WINDOW TO REAR AND VELUX ROOFLIGHTS AT GOOSE COTTAGE, ORLETON COURT, ORLETON, NR. LUDLOW**

**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 **C05 (Details of external joinery finishes )**

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

**INFORMATIVES:**

- 1 **N15 - Reason(s) for the Grant of PP/LBC/CAC**

The meeting ended at 4.50 p.m.

**CHAIRMAN**