

MINUTES of the meeting of Southern Area Planning Sub-Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday, 2nd August, 2006 at 2.00 p.m.

Present: Councillor P.G. Turpin (Chairman)
Councillor H. Bramer (Vice Chairman)

Councillors: M.R. Cunningham, N.J.J. Davies, Mrs. C.J. Davis,
G.W. Davis, J.W. Edwards, Mrs. A.E. Gray, Mrs. J.A. Hyde, J.G. Jarvis,
G. Lucas and J.B. Williams

In attendance: Councillors T.W. Hunt (ex-officio)

29. APOLOGIES FOR ABSENCE

Apologies were received from Councillor D.C. Taylor.

30. DECLARATIONS OF INTEREST

There were no declarations of interest made.

31. MINUTES

RESOLVED: That the Minutes of the meeting held on 5th July, 2006 be approved as a correct record and signed by the Chairman.

32. ITEM FOR INFORMATION - APPEALS

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

33. DCSE2006/1450/F - THE SHRUBBERY, CAMP ROAD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5NA. (AGENDA ITEM 5)

Erection of new dwelling in garden.

The Senior Planning Officer reported the receipt of a further letter of objection from a local resident.

Councillor Mrs. C.J. Davis, one of the Local Ward Members, asked for clarification regarding the access. The Senior Planning Officer confirmed that the access to the site would be from Camp Road and not Alton Avenue.

Members supported the application but felt that access from Alton Avenue would have been preferable.

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. **E18 (No new windows in specified elevation)**
Reason: In order to protect the residential amenity of adjacent properties.
4. **E19 (Obscure glazing to windows)**
Reason: In order to protect the residential amenity of adjacent properties.
5. **H10 (Parking - single house)**
Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.
6. **W01 (Foul/surface water drainage)**
Reason: To protect the integrity of the public sewerage system.
7. **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.
8. **W03 (No drainage run-off to public system)**
Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.
9. **W04 (Comprehensive & Integrated drainage of site)**
Reason: To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system.

Informative:

1. **N15 - Reason(s) for the Grant of Planning Permission**
- 34. DCSE2006/1979/F - LAND TO THE REAR OF ROYAL ARMS PUBLIC HOUSE, LLANGROVE, ROSS-ON-WYE, HR9 6EZ (AGENDA ITEM 6)**

New highway access as constructed to technical approval and variation of condition 5 of SE2004/2155/O.

The Southern Team Leader reported the receipt of a further letter from the Applicant's Agent.

In accordance with the criteria for public speaking, Mr. Spreckley, the Applicant's Agent, spoke in support of the application.

Councillor Mrs. J.A. Hyde, the Local Ward Member, noted the concerns raised by the Parish Council.

RESOLVED:

That planning permission be granted subject to the following conditions:

- 1. Within 2 months of the date of this decision a 2m verge shall be provided at the rear of the carriageway and between the new access and the boundary with Hazelnut Cottage. Nothing shall be planted, erected and/or allowed to grow on the verge which obstruct visibility over the adjoining highway.**

Reason: In the interests of highway safety.

- 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.

Informative(s):

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

(Note – In accordance with SO 5.10.2 Councillors G.W. Davis and G. Lucas wished it to be recorded that they abstained from voting on the above resolution)

35. DCSE2006/1871/F - HAZELNUT COTTAGE AND ADJOINING LAND, LLANGROVE, NR. ROSS-ON-WYE, HEREFORDSHIRE. (AGENDA ITEM 7)

Non-compliance with Condition 5 of planning permission SE2005/1118/O: Relaxation of highway splays.

The Southern Team Leader reported the receipt of a further letter from the Applicant's Agent. He also advised the Sub-Committee of an error in the report and asked them to note that condition 5 should refer to 'east' not 'west'.

In accordance with the criteria for public speaking Mr. Smith, the Applicant's Agent, spoke in support of the application.

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. Before any other works hereby approved are commenced, a visibility splay shall be provided from a point 0.6 metres above ground level at the centre of the access to the application site and 2 metres back from the nearside edge of the adjoining carriageway (measured perpendicularly) for a distance of 33 metres to the east along the nearside edge of the adjoining carriageway and a 2-metre verge shall be provided at the rear of the carriageway between the new access and the western boundary of the application site. Nothing shall be planted, erected and/or allowed to grow on the triangular area of land or the verge so formed which would obstruct the visibility described above.

Reason: In the interests of highway safety.

6. H06 (Vehicular access construction)

Reason: In the interests of highway safety.

7. H13 (Access, turning area and parking)

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

8. W01 (Foul/surface water drainage)

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

9. 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.

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

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

11. H27 (Parking for site operatives)

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

Informatives:

1. **If a connection is required to the public sewerage system, the developer is advised to contact the Dwr Cymru Welsh Water's Network Development Consultants**
 2. **HN04 - Private apparatus within highway**
 3. **HN05 - Works within the highway**
 4. **N15 - Reason(s) for the Grant of PP/LBC/CAC**
36. **DCSW2006/0585/O - CYPRUS COTTAGE, KINGSTHORN, NR. HEREFORD, HR2 8AW. (AGENDA ITEM 8)**

Demolition of house and site for construction of two dwellings served by sewage treatment plant.

The Southern Team Leader reported the receipt of an email from the Applicant requesting that the application be deferred.

In accordance with the criteria for public speaking, Mr. Russell, a local resident, spoke in objection to the application, and Mr. Glasson, the Applicant, spoke in support.

Councillor G.W. Davis, the Local Ward Member, felt that one dwelling on the site would be sufficient. He noted the drainage problems on the site and felt that the application should be refused.

Councillor J.B. Williams felt that the application should be deferred as the UDP was still at draft stage.

The Head of Planning Services advised the Sub-Committee that following the meeting of Council on 28th July, 2006, the Unitary Development Plan was now at an advanced stage. He felt that Members should give more consideration to policy contained within the UDP than the outgoing South Herefordshire Plan.

Members considered deferring the application for a Site Inspection but after considerable discussion resolved that it be refused.

RESOLVED:

That planning permission be refused for the following reasons:

1. **The development proposed is an Infill Development in a Smaller Settlement which falls to be considered against Policy H.7 in the Herefordshire Unitary Development Plan (Revised Deposit Draft). It does not comply with that policy particularly by reason of the length of the site frontage and the size of the proposed dwelling plots. The development will thereby conflict with the interests which the policy is intended to protect.**
2. **The development proposals have failed to demonstrate how they have taken account of the special landscape qualities of the site which is in an Area of Great Landscape Value as defined in the South Herefordshire District Local Plan. The development thereby conflicts with both policies GD.1 and C.8 of the South Herefordshire District Local Plan and Policy**

LA.2 of the Herefordshire Unitary Development Plan (Revised Deposit Draft).

- 3. In order to meet the requirements to create a level and adequate access, turning and parking area at the front of the site a raised area will need to be created and supported by a substantial retaining structure, no details of which have been provided. Such a structure is likely to have a significantly adverse effect on the residential amenities of the new dwellings and the character of the site. The development proposals have therefore failed to demonstrate how the reasonable highway safety requirements can be met whilst at the same time providing as satisfactory design of development in all other respects. The proposal thereby conflicts with the following policies: SH.8 and GD.1 contained in the South Herefordshire District Local Plan and Policies DR.1 and H.14 contained in the Unitary Development Plan (Revised Deposit Draft).**

The meeting ended at 2.54 p.m.

CHAIRMAN