

MINUTES of the meeting of Southern Area Planning Sub-Committee held at The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday, 30th 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, J.G. Jarvis, G. Lucas,
D.C. Taylor and J.B. Williams

In attendance: Councillors T.W. Hunt (ex-officio) and R.M. Wilson

37. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Mrs. J.A. Hyde.

38. DECLARATIONS OF INTEREST

The following declarations of interest were made:

Councillor	Item	Interest
G. Lucas	Item 10 – (DCSE2006/2206/F – The Chase Hotel, Gloucester Road, Ross-on-Wye, HR9 5LH) Erection of 9 apartments and associated parking.	Declared a prejudicial interest and left the meeting for the duration of the item.

39. MINUTES

RESOLVED: That the Minutes of the meeting held on 2nd August, 2006 be approved as a correct record and signed by the Chairman.

40. ITEM FOR INFORMATION - APPEALS

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

41. DCSE2006/1907/O - LAND ADJACENT TO WESTHAVEN, SIXTH AVENUE, GREYTREE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7HJ. (AGENDA ITEM 5)

Proposed residential development.

RESOLVED:

That consideration of planning application DCSE2006/1907/O be deferred for a site inspection for the following reasons:

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

42. DCSE2006/2038/F - BROADFIELDS, ASTON INGHAM, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7LP. (AGENDA ITEM 6)

Erection of timber workshop to replace existing derelict chicken house.

Councillor H. Bramer, the Local Ward Member, felt that the inclusion of a condition to ensure that the building was not used for residential use would help to address the concerns raised by Aston Ingham Parish 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. The workshop building hereby permitted shall be used solely for purposes incidental to the enjoyment of the dwelling known as Broadfields and not for the carrying out of any trade or business.

Reason: To ensure that the workshop is used only for purposes ancillary to the dwelling.

Informative(s):

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

43. DCSE2004/3026/F - BENNETTS OF ROSS LTD, WILTON GARAGE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6AE. (AGENDA ITEM 7)

Demolish car wash building. Erect new car wash building. Extend forecourt canopy. Extend store and form new parking areas.

The Principal Planning Officer reported the receipt of two further letters of objection from local residents.

In accordance with the criteria for public speaking, Mr. Williams, representing the residents of the Pippins, spoke in objection to the application.

Councillor G.W. Davis noted that the premises was located on a busy junction. He felt that local businesses should be encouraged but noted the concerns of the local residents and asked for a condition to be put in place to restrict the hours of

operation for the car wash. Councillor G.W. Davis felt that the car wash should not be used before 7 a.m. and not after 9.00 p.m. on any day of the week.

Members discussed the application thoroughly and felt that the car wash should be acoustically insulated to protect the amenity of local residents. They also felt that the car wash should be enclosed, with doors allowing access and egress to vehicles. The Principal Planning Officer confirmed that these conditions could be added to the resolution.

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. The materials and finish intended for the new section of canopy shall match that on the existing canopy unless otherwise first agreed in writing by the local planning authority.

Reason: In the interests of visual amenity.

4. Before any work commences on site details of all new surfaces shall first be submitted to and be subject to the prior written approval of the local planning authority.

Reason: In the interest of visual amenity.

5. G09 (Retention of trees/hedgerows)

Reason: To safeguard the amenity of the area.

6. Before any work commences on site details of the size, materials and finish intended for the extended wall along the eastern boundary of the site shall first be submitted to and be subject to the written approval of the local planning authority.

Reason: In the interests of visual amenity.

7. No development shall commence upon the application site unless or until the mitigation measures as shown on drawing reference no. 3.1 (contained in Atkins report received on 27th March 2006) have been completed to the satisfaction of the local planning authority after consultation with the Highways Agency.

Reason: To ensure that the A40 and A49 trunk roads continue to serve their purpose as part of a national system of routes for through traffic in accordance with Section 10(2) of the Highways Act 1980 by minimising disruption on the trunk road resulting from traffic entering and emerging from the application site and in the interests of road safety.

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. The proposed development site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No part of the building will be permitted within 3 metres either side of the centreline of the public sewer.

Reason: To protect the integrity of the public sewer and avoid damage thereto.

Informatives:

1. The developer is advised to contact the Network Development Consultants to discuss this matter prior to the commencement of any site work, the appropriate contact number being tel: 01443 331155.

2. N16 - Welsh Water Informative

3. A copy of the Welsh Water Statutory Public Sewer Record is attached to this planning permission notice.

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

44. DCSE2006/0171/F - A40 (T) HIGHWAY BETWEEN THE JUNCTION OF A40 (T) / A449 AND RUDHALL BROOK, ROSS-ON-WYE, HEREFORD. (AGENDA ITEM 8)

Three arm roundabout on the alignment of the existing A40 (T).

The Principal Planning officer reported the receipt of further comments from the Environment Agency.

In accordance with the criteria for public speaking Mrs. Thomas, representing the residents of Court Road, spoke in objection to the application, and Ms. Mann, the applicants' agent, spoke in objection.

Councillor Mrs. C.J. Davis, one of the Local Ward Members, felt that members required further information regarding highway issues, flood alleviation and drainage, she therefore felt that the application should be deferred.

Councillor Mrs. A.E. Gray, the other Local Ward Member, noted the concerns raised

by her fellow Ward Member, she was also concerned that granting of the application could have a detrimental effect on both the Hildersley roundabout and the local Fire Station.

In response to a number of points raised by Members, the Southern Team Leader advised Members that the Tanyard Lane site had been identified as a housing development site in the UDP, he also advised Members that the application was purely for a roundabout to gain access to the site. He noted the concerns raised by the local Ward Members but felt that these issues would be addressed when the Committee determined the outline planning application.

The Development Control Manager confirmed that the outline planning application had been submitted to the Planning Department by the applicant. He confirmed that there were still some issues that needed clarification before the application came before the Sub-Committee.

Members discussed the benefits of approving the application but felt that it should be deferred and considered at the same time as the Outline Planning application was determined.

RESOLVED

That consideration of the application be deferred until an application for outline planning permission for housing on the Tanyard Lane site comes before the Southern Area Planning Sub-Committee.

45. DCSE2006/1748/F - HILLINGTON BARN, WOODREDDING, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7RG. (AGENDA ITEM 9)

Continuation of use as equine stud farm and construction of training area, hay barn, winter barn and stables.

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

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. G01 (Details of boundary treatments)

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

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. G07 (Details of earth works)

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

7. E10 (Use restricted to that specified in application)

Reason: To control the specific use of the land/premises in the interests of the visual amenities of the area.

8. H03 (Visibility Splays)

Reason: In the interests of highway safety.

9. H13 (Access, turning area and parking)

Reason: In the interests of highway safety.

Informative:

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

46. DCSE2006/2206/F - THE CHASE HOTEL, GLOUCESTER ROAD, ROSS-ON-WYE, HR9 5LH. (AGENDA ITEM 10)

Erection of 9 apartments and associated parking.

RESOLVED:

That consideration of planning application DCSE2006/2206/F be deferred for a site inspection for the following reasons:

- The character or appearance of the development itself is a fundamental planning consideration.
- A judgement is required on visual impact
- The setting and surroundings are fundamental to the determination or to the conditions being considered.

47. DCSE2006/2048/F AND DCSE2006/2049/C - THE GARAGE, ADJACENT TO NO. 15 HENRY STREET, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7AA. (AGENDA ITEM 11)

(a) *Demolition of existing garage/store to be replaced with ground floor shop and 2 bedroom first floor flat. Renewal of permission SE2001/0940/F.*

(b) *Demolition of existing flat roof garage/store. Renewal of permission SE2001/0927/C.*

Councillor Mrs. A.E. Gray, the Local Ward Member, voiced concerns over the drainage issues in relation to the application but noted that Welsh Water had raised no objection.

RESOLVED:

IN RESPECT OF DCSE2006/2048/F:

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. E06 (Restriction on Use)

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

4. No windows/dormer windows other than those expressly authorised by this permission shall be constructed in the north elevation of the property.

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.

6. F16 (Restriction of hours during construction)

Reason: To protect the amenity of local residents.

7. G01 (Details of boundary treatments)

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

8. C04 (Details of window sections, eaves, verges and barge boards)

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

9. 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.

10. C11 (Specification of guttering and downpipes)

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

11. 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.

12. W01 (Foul/surface water drainage)

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

13. 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.

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

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

Informative:

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

IN RESPECT OF DCSE2006/2049/C

That Conservation Area Consent be granted subject to the following conditions:

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. C14 (Signing of contract before demolition)

Reason: Pursuant to the provisions of Section 17(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Informative:

1 N15 - Reason(s) for the Grant of Conservation Area Consent