
Humber, Ford & Stoke Prior Group Parish Council

Minutes of the Planning Committee held on Monday 6 October 2014 at 7.30pm in Risbury Village Hall

Present: Cllr Mike Hubbard (Chairman) Cllr Peter Lefroy-Owen
Cllr Mrs Stephanie Wilson Cllr Will Jackson

With: Mr Philip Brown (Clerk), Mr John Hopcutt (applicant for 142461) and 1 member of the public.

PC38/14 Apologies for absence

Received: apologies for absence from Cllr Rodney Thompson and Cllr Mrs Jenny Ellerton.

PC39/14 Declaration of interests and dispensations

- (a) There were no declarations of interest in agenda items from members.
- (b) There were no applications for dispensations from the rules on participation by members with a disclosable pecuniary interest.

PC40/14 Minutes of 4 June 2014

Resolved: to approve the minutes of the Planning Committee meeting of 4 June 2014.

PC41/14 Matters for report arising from the minutes

None.

PC42/14 Application 142461: Lane at Holly Barn, Risbury – proposed erection of a dwelling and garage/workshop

- (a) *Received:* the application (circulated on 10 September 2014).

Noted: the Transportation department had commented that the access gate was not set back the required 6 metres and did not have a visibility splay – these amendments had been agreed by the applicant.

Noted: the Chairman's comments concerning apparent inaccuracies in the application, including the orientation of windows, references to development being for 5 houses, and an incorrect summary of the UDP policies applicable to Risbury.
- (b) *Noted:* no formal comments from councillors or members of the public had been received.
- (c) *Noted:* an oral statement from the applicant: The dwelling was for the applicant and his wife to move from their current house (Holly Barn) which had many changes of level, into an easier-access new home. Another member of the family would be moving into Holly Barn. The construction materials would broadly match those of Holly Barn – the 'slate' wall finishing to the bottom of the walls was in fact a type of stone. In answer to a question concerning complaints from other residents about the noise of the dogs on the site, the applicant stated that there would never be more than the current 4 dogs on site.
- (d) *Noted in discussion:* The application was inconsistent and inaccurate in using the UDP and future Core Strategy policies in its arguments for approval, and did not mention the preparation of a local Neighbourhood Development Plan. Although the plans showed the house as having only 2 bedrooms, the area of the house was 210m² – this was not consistent with the argument in the Design & Access Statement that the dwelling helped meet the identified need for smaller houses, although it was accepted that the house met the needs of the applicant. The location could not reasonably be described as being in "the core" of the village, although the site and design would not detract from neighbouring properties. The Transportation department's comments about the inadequate turning space and parking space were considered inaccurate by both the applicant and the Committee, but the entrance gate should be set-back and splayed.
- (e) **Resolved:** to submit the following comments: *The Committee supports the application and recommends approval, notwithstanding the inaccuracies and weaknesses in the Design and Access Statement's supporting arguments concerning the policies of the UDP and the general housing needs of the area. The new dwelling will provide more appropriate living space for the*

applicants than their current house in the village, and the proposed house is of a design which will not detract from or impact on the amenity of nearby properties (The Committee was advised by the applicant that the exterior slates referred to in the application are stone or stone-effect and not welsh slate.) However, the Committee noted the comments from the Traffic department concerning access, and supports the requirement for improved access from the road to avoid exacerbating current traffic problems on the narrow lane.

PC43/14 Planning Applications: matters for report

(a) 140116 Land adjacent to Rectory Gate (sic), Stoke Prior: New dwelling

Reported: that the application was approved by Herefordshire Council Planning Committee at its meeting on 4 June 2014.

Noted: the application had been considered by the Planning Authority's Planning Committee at the request of District Cllr Millar

Agreed: that the Clerk ask Cllr Millar to notify him of any application within the group parish which would be considered by the Planning Authority's Planning Committee.

Noted: a revised application for this development had been submitted (142749) and would be considered by the Parish Council's Planning Committee on 21 October 2014.

(b) 141849 Land opposite Old Hall, Stoke Prior – site for 8 dwellings (outline)

Reported: that the application was considered by Council on 16 July 2014, which recommended refusal. No decision had yet been made by Herefordshire Council.

(c) 142214 Humber Court, Humber – change of use of barn-end from dwelling to holiday-let and 142326 Humber Court, Humber – proposal to bag out wall with lime (listed building consent)

Reported: that under Standing Order 32(f) no comments were received from councillors and no committee had been convened to consider the applications. Public notices were posted saying that the Council did not intend to submit any comments, and no public comments were received. The applications were granted on 8 September 2014 and 25 September 2014 respectively.

(d) 142766, Yew Tree Cottage, Stoke Prior – non-material amendment to application 131314

Reported: that a non-material amendment, slightly re-locating the proposed garage by 2m, had been submitted and approved by the Planning Department on 25 September 2014.

Noted: there appeared to be no consistency in whether amendments to applications were considered non-material or required full re-application – this had been raised with the Planning Authority by the Clerk in the past, but with no response.

PC44/14 Dates of future meetings

Noted: the next meeting would be held on Tuesday 21 October 2014 at 7.00pm in Stoke Prior Village Hall.

Agreed: dates for further meetings would be agreed by circulation as required.

The meeting closed at 8.13pm.

Signed(Chairman) Date