**HEREFORD CITY COUNCIL**

**PLANNING & HIGHWAYS COMMITTEE**

**MINUTES**

**OF THE MEETING OF THE PLANNING & HIGHWAYS COMMITTEE**

**HELD AT THE TOWN HALL, HEREFORD**

**on Wednesday 6th April 2016**

**Present:** Councillors Michael, Dykes, Griffiths, and Mansell.

**OFFICERS ATTENDING:** Steve Kerry, Town Clerk

**P126 APOLOGIES FOR ABSENCE:** Councillors Lloyd-Hayes, Boulter, Hey and Stevens.

**P127 APPOINTMENT OF SUBSTITUTES:**

There were no appointments of substitutions.

**P128 DECLARATIONS OF INTEREST:**

There were no declarations of interest under the Herefordshire Code of Conduct pursuant to the Localism Act 2011 in respect of items on the agenda.

**P129 MINUTES OF PREVIOUS MEETING OF THE COMMITTEE:**

The minutes of the meeting of the Planning and Highways Committee held on 6th March February were agreed as a true record of the meeting.

**P130 DISTRICT COUNCIL MEMBERS:**

**It was Resolved that the participation of those City Councillors who are also members of the County of Herefordshire District Council in both the debate and any subsequent vote on matters contained in this agenda is on the basis that the views expressed are preliminary views taking account of the information currently available to the City Council and that District Councillors reserve their final views on all applications until they are in full possession of all relevant information both for and against.**

**P131 POLICY ISSUES**

**P131.1 Hereford Area Plan:**

The Clerk reported on the meeting he and Cllr Michael had attended with the cabinet member for planning and officers for Herefordshire Council. From this outstanding issues about the terms of reference for the Area Plan had been discussed and agreed orally. The terms of reference were presented to the Committee and it was :

**Resolved to accept the terms of reference for the Area Plan.**

The Clerk also reported that thereport on smaller urban sites for possible housing development was not available for this meeting, and that he hoped it would be available for the next meeting as it was a key part of the Area Plan process, along with the HMO policy.

**P131.2 CIL Charging Schedule**

The proposed charging schedule for the Construction Infrastructure Levy was received from Herefordshire Council. It was noted that this contained many anomalies and that it is irrational not to charge CIL on prime sites within the city, to impose high rates on development sites outside the City and yet to seek to use the majority of CIL money to support the western relief road. It was also noted that the higher rate for smaller residential development in Hereford may militate against desirable brownfield site and infill developments. The Clerk will communicate these views under the consultation arrangements.

**P131.3 Self Build Register**

The communication on this point from Herefordshire Council was noted. It was also noted that this is a live issue in Hereford with a group already being formed to build affordable housing themselves and reinforces the Council’s concern about the CIL charges on smaller residential developments.

**P131.4 Breinton Neighbouring Plan**

The Committee had no comments on this plan.

**P132 APPLICATIONS FOR PLANNING PERMISSION**

It was **Resolved**

**That the applications noted in the attached table, and the licensing matters attached with the responses of the City Council be agreed and forwarded to the Planning Authority by the Clerk.**

**P.133 CORRESPONDENCE**

It was noted with dismay that the developer has appealed against the refusal of planning permission for 61 Stanhope Street. The Clerk presented a summary of his oral presentation to Herefordshire’s Planning Committee which had been part of their consideration in refusing permission. This will form the Council’s written response with the additional points that the only toilet for ten people opens directly into the kitchen and that the kitchen is also the only available route to the rear garden cycle rack. It is understood that the Inspector intends to deal with this through written submissions and a site visit, but if the opportunity arises to present the Council’s views directly to the Inspector the Clerk is authorised to do this.

**P125 DATE OF NEXT MEETING**

Wednesday 27th April 2016 at 6.15 pm at the Town Hall.

There being no other business the Chairman, declared the meeting closed at 7:25 pm.

Signed ……………………………………………………………………

Date ……………………………………………………………………....