**PLANNING COMMITTEE 5th November 2020**

**PLANNING APPLICATIONS AND OTHER ITEMS FOR CONSIDERATION**

Below are draft responses to the Planning Committee items which were scheduled to be viewed on the 5th November 2020.

**Verdicts:**

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| **Number** | **Address** | **Verdict** |
| 203174 | - Dental Surgery, 60 Aylestone Hill | **OBJECTION!** The previous sign was already sufficient, and as this is a conservation area Councillors saw no other course than to strongly object. The lighted sign is pointless for this area and harshly damages amenity value for surrounding properties, in particular number 60 Aylestone Hill. |
| 203221 | - 7 Somers Walk | No Objection. |
| 202914 | - 241 Ledbury Road | No Objection. |
| 203327 | - Land at 3 Folly Lane, Folly Lane | No Objection. |
| 202406 | - 28 Mount Crescent | **OBJECTION!** The proposed plans are too close to the boundary wall of the neighbouring property. Councillors suggest an extension which does not extend beyond the existing side wall. |
| 203279 | - 12-13 High Street | No Objection. |
| 203458 | - Castle Pool House, 26 Castle Street | No Objection, though some Councillors were concerned that the application requires a heritage assessment and a schedule of work to the historic windows, and point to the objection from the Hereford Civic Society for reference. |
| 203380 | - 1-2 St Peters Street | No Objection, though some Councillors did not approve the addition of a third floor, as the proposed design would have a detrimental and overbearing impact upon the setting of grade 1 listed Old House opposite.  |
| 202814 | - 22-23 High Town | No Objection, though Councillors would like clarification of the bin and cycle storage provisions, as none have been provided. Any new street level entry arrangement to facilitate the first and second floors will need to be carefully considered and we would expect a condition reserving on the details. The proposed removal of the rear stack should be avoided. |
| 201085 | - 2-4 Eign Gate | No Objection. |
| 203302 | - 145 Kingsway | No Objection. |
| 203514 | - Holly House, 23 Aylestone Hill | No Objection. |
| 203439 | - 27 Lichfield Avenue | No Objection. |
| 203360 | - 96 Quarry Road | No Objection. |
| 203335 | - Land at Broomy House, 83 Broomy Hill | **OBJECTION!** Councillors did not find the designs in sympathy with the area, and were concerned that appropriate planning had not been done. Runoff water could easily cause the nearby Waterworks Museum and Broomy Hill Railway to encounter further flooding than they already do. Given the size of the dwelling in such a rural setting, the application should be reconsidered. Councillors suggest that a site visit should be completed to fully assess the location’s suitability. There were also worries over the loss of trees in a conservation area, and no evidence had been produced to show an effort to keep these. |
| 202934 | 2A White Horse Street | **OBJECTION!** Councillors found the plans lacking in quality. The site would likely encounter access issues due to its close proximity to St Martins School. The design itself is cramped and doesn’t utilise the area effectively. |
| 203362 | - Land at junction between Barton Road and Friars Street | **OBJECTION!** The PVC banner is detrimental to the conservation area and affects the setting of the listed wall to which it is attached. We objected to this in 2019. There is no case of public benefit for excepting the harm that this causes overall. |
| 203461 | - 73 Broomy Hill | No Objection, however Councillors suggest a pitched roof similar to those in the surrounding area. |
| 203403 | - Land at 22 Laburnum Grove | No Objection. |
| 203509 | - Land adjacent 54 Chestnut Drive | No Objection. |
| 203469 | - Land at 38 Hillside Avenue | No Objection. |
| 194177 | - 50 Queenswood Drive | No Objection. |
| 203423 | - 40 Thistledown Grove | No Objection. |
| 202933 | - Unit 1, Staniers Way | No Objection. |
| 203151 | - Land at Holmer Trading Estate, Holmer Trading Estate | No Objection, though Councillors would like clarification on the children’s play area and how this will fit in with the plans. Any further information on the plans would be appreciated. |
| 202687 | - Land at Amyand Drive, Garden of 187 Whitecross Road | **OBJECTION!** Councillors agree with Welsh Water’s comments, as well as Highways England, in that there is a prevalent parking issue that has not been addressed. The proposed dwelling is cramped and does not offer future residents much access to outside space.  |
| 203492 | - 14 Fayre Oakes Green | No Objection. |
| 203217 | - Unit 1, 50 Catherine Street | No Objection. |
| 203449 | - Market Chambers, 1 Blackfriars Street | No Objection in principle, though Councillors would prefer to see a separate bedroom provided to the studio flat, and there were some concerns that the site is too cramped. |
| 203421 | - 14-15 Commercial Road | No Objection, though some Councillors were not pleased that the applicant has used the same drawing for 'as existing' and 'as proposed', which is misleading because the change from the existing timber shopfront to polyester powder coated thermal aluminium represents a significant change in design and appearance.  |
| 203735 | - Thornton House, 31 Southbank Road | No Objection. |
| 203609 | - 4 Hafod Road | No Objection. |
| 203531 | - 34 Broomy Hill | **OBJECTION!** Not enough information has been provided and Councillors require more to make an informed decision. |
| 203570 | - Land to the Front of Wye View Villas, Wye Street | **OBJECTION!** The application lacks an arboreculturalist's report or professional assessment of risk. These are healthy trees, not at particular risk of toppling, and Councillors instead recommend a reduction in height. |
| 203379 | - Land near Watershed, Wye Street | No Objection. |
| 203526 | - 6 Sandys Close | No Objection, but Councillors recommend that a tree surgeon be consulted in this application. |
| 203554 | - 15 Eleanor Avenue | No Objection. |
| 203555 | - 38 Hampton Park Road | No Objection. |
| 203566 | - 19 The Park | No Objection. |
| 203373 | - 8 The Park | No Objection. |
| 203665 | - 17 Loder Drive | No Objection. |
| Beefy Boys (License) | Unit 29The Old MarketHerefordHR4 9HR | No Objection. |