**PLANNING COMMITTEE 28th May 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 28th May 2020.

**Verdicts:**

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| **Number** | **Address** | **Verdict** |
| 201124 | 39 Southbank Road | No Objection – However, Councillors were concerned over issues of some aspects of the design. Siting a new dwelling within the grounds, reduces its openness within the area and will be visually seen within the street scene being close to the boundary fronting the road. The reduction of amenity currently enjoyed also impacts on the existing and proposed space for both occupiers. There was also no allowance for green space within the plot and the design does not positively contribute to the character of Southbank Road, much of which is in the conservation area. Councillors would also like to see the notes of the Highways Officer acted upon. |
| 201221 | Hereford Sixth Form College, Folly Lane | **OBJECTION**! Councillors were unhappy with the location of the proposed classrooms, and would like to see a more appropriate one suggested. There also needs to be better provision for cycle storage and the comments of the arboriculturist regarding replacement tree planting should be noted. |
| 201324 | Dental Surgery, 60 Aylestone Hill | **OBJECTION**! Councillors were not approving of the illumination of the sign, much less so because of the retrospective nature of the application. While it is perfectly reasonable to accept a sign to the dental practice at the property, this over large illuminated advertising double sign and banner hoarding is inappropriate to Aylestone Hill Conservation Area and has a detrimental impact upon the setting of no 60. |
| 201229 | The Range, Bakers Lane | No Objection. |
| 201174 | 26 St Owen Street | No Objection, though Councillors were concerned it may hide the Jewellers sign next door, and wish to ensure that this does not occur. |
| 201265 | Hereford County Hospital, Stonebow Road | **OBJECTION!** Though Councillors understood the need for more space within the hospital grounds, it was felt that the removal of the condition would result in the temporary displaced car parking spaces becoming permanent. Councillors would suggest increasing the condition for a further five years rather than lifting it entirely. |
| 201342 | 59-60 Commercial Street | No Objection. |
| 201057 | 37 Eign Gate | **OBJECTION!** Adding another floor to this already substantial building, which already dominates the lower end of Eign Gate would be too overpowering, both from the frontage view in Eign Gate and the rear in West Street. Although the applicants have included a travel plan to accommodate the problem of students arriving, it should be noted that West Street is a busy road, leading as it does to Broad Street, and already has considerable traffic problems from the many delivery trucks accessing the back entrances of the stores along Eign Gate. The additional 4th floor dominates the existing three storeys building and overpowering in the street scene. Set within the Conservation Area, it would cast views of its presence from Edgar/Whitecross. Such an addition would weigh heavily and balefully upon the this part of the historic city characterised as it is by brick and timber structures of two and three storeys under pitched roofs. Councillors suggest use of the large flat roof area for mounting solar panels and/ or a roof garden. |
| 201483 | Hereford County Hospital, 27 Union Walk | No Objection. |
| 201302 | 51 Quarry Road | No Objection. |
| 200915 | River Wye Riverbank West Of New Bridge | **OBJECTION!** The existing platforms have steps down from footpath level and, as such, are moulded to the contours of the bank. The platform is not visible at footpath level. These plans show platforms that are level with the footpath and much higher above the river. This concerns Councillors both in terms of appearance (we will end up with a line of short piers stuck out along the river) and public safety (the temptation to use these as diving platforms will be too great for some.). The few existing perches are cut into the banks and are well surrounded by vegetation which makes them blend in well, and it would be preferable to see a similar design. Some Councillors also felt that after reading the representation from Ecology, the plans pose too much of a large problem to the Wye, which is a Special Area of Conservation and a Site of Special Scientific Interest. |
| 201527 | Communication Station Adjacent 29, Priors Walk | No Objection. |
| 201362 | Putson Baptist Church, Web Tree Avenue | No Objection. |
| 201276 | Hampton Dene Cottage, 40 Hampton Dene Road, | No Objection. |
| 201196 | Hereford Railway Station, Station Approach | No Objection. |
| 201022 | Herefordshire Council Carparks, End of Plough Lane | No Objection. |
| 201392 | 47 Newtown Road | Postponed. |
| 201520 | 31 Bodenham Road | No Objection. |
| 201501 | 31 Bodenham Road | No Objection. |
| 201201 | Tesco Supermarket, Bewell Street | No Objection. |
| 201257 | Hereford College Road Campus, College Road | No Objection. |
| 201474 | 5 Beaufort Avenue | No Objection. |
| 201366 | Mouse Castle, 16 Old Eign Hill | No Objection, provided replacements for all three trees are ensured. |
| 201439 | 7 St Margarets Road | No Objection. |
| 201519 | Land adjacent to 111 Kings Acre Road | No Objection. |
| 194018 | Morrisons Supermarket, Station Approach | No Objection, though some Councillors were in support of the representation made by Mr J Ross. |
| 201499 | 61 Edgar Street | No Objection. |
| IRI Ltd, T/A Europe | 24 Eign Gate  Hereford  HR4 0AB | **OBJECTION!** Councillors felt that due to any illegal activity, the license should be suspended. |
| **Holmer Road Service Station Co-op Store** | **Holmer Road, Hereford, HR4 9RX** | No Objection, though some Councillors were concerned over nuisance to nearby residents due to alcohol being sold at late hours. |