

**THE RIGHT WORSHIPFUL THE MAYOR OF HEREFORD AND ALL MEMBERS OF THE PLANNING & HIGHWAYS COMMITTEE: Cllrs Andrews, Boulter, Foxton, Hobbs, Milln, Potts and Powell**

You are hereby summoned to the meeting of the Planning and Highways Committee to be held at the Town Hall, Hereford at 6pm on THURSDAY 17 AUGUST 2023. The Agenda for which is set out below.

Becci O'Reilly  
Administration & Events Manager



# HEREFORD CITY COUNCIL

## MEETING OF THE PLANNING & HIGHWAYS COMMITTEE

**Committee Room, Town Hall, Hereford  
THURSDAY 17 AUGUST 2023 at 6pm**

### AGENDA

At the start of the meeting the chairman will remind all present of the fire evacuation procedure.

- 1. APOLOGIES FOR ABSENCE**  
To accept apologies for absence.
- 2. APPOINTMENT OF SUBSTITUTES**  
To note the appointment of substitute members under Standing Orders (if any).
- 3. DECLARATIONS OF INTEREST**  
To receive declarations of interest made by Members under the Herefordshire Code of Conduct pursuant to the Localism Act 2011 in respect of items on the agenda.
- 4. MINUTES OF PREVIOUS MEETING OF THE COMMITTEE** **APPENDIX ONE**  
To confirm the minutes of the meeting of 20 July 2023 as an accurate record.
- 5. DISTRICT COUNCIL MEMBERS**  
To consider resolving 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.

**6. POLICY ISSUES**

To receive any updates on matters relating to the Area Plan, the eastern river crossing or enforcement.

None at this time.

**7. APPLICATIONS FOR PLANNING PERMISSION**

**APPENDIX TWO**

Applications for planning permission and similar matters referred to the City Council by the County of Herefordshire District Council under Paragraph 8 to Schedule 1 of the Town and Country Planning Act 1990 in terms of consultation:

To consider applications for planning permission, listed building consent, advertisement consent, notifications of proposals to carry out works to trees, licensing applications including any delegated decisions, and to determine what representations in respect thereof shall be made to the local Planning Authority under powers delegated to the committee by the City Council.

**8. CORRESPONDENCE**

None at this time.

**9. NEXT MEETING**

The date of the next meeting after this will be 14 September 2023 at 6pm.

Further information – If you have any queries about this Agenda or require any details of background papers, further documents or information you should contact the Administration & Events Manager, Becci O'Reilly, on Tel: 01432 260468, email: [becci.oreilly@herefordcitycouncil.gov.uk](mailto:becci.oreilly@herefordcitycouncil.gov.uk) or the Town Clerk, Steve Kerry, on Tel: 01432 260429, email: [clerk@herefordcitycouncil.gov.uk](mailto:clerk@herefordcitycouncil.gov.uk)



## HEREFORD CITY COUNCIL

### PLANNING & HIGHWAYS COMMITTEE 20 July 2023

#### MINUTES OF MEETING

**PRESENT:** Cllrs Polly Andrews, Elizabeth Foxton, Paul Stevens

**ATTENDING:** Becci O'Reilly, Administration & Events Manager and Planning Committee Clerk

#### **P2023/24.23 APOLOGIES FOR ABSENCE**

Cllrs Sue Boulter, Debbie Hobbs, Jeremy Milln and Sam Potts. Cllr Dan Powell did also not attend.

#### **P2023/24.24 APPOINTMENT OF SUBSTITUTES**

Cllr Paul Stevens substituted for Sam Potts.

#### **P2023/24.25 DECLARATIONS OF INTEREST**

None.

#### **P2023/24.26 MINUTES OF PREVIOUS MEETING**

Councillors agreed that the Minutes and Draft Responses of the Meeting of 22 June 2023 were an accurate record.

#### **P2023/24.27 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.

#### **P2023/24.28 POLICY ISSUES**

None.

#### **P2023/24.29 APPLICATIONS FOR PLANNING PERMISSION**

For further information on the outcome of planning application decisions, please see the 'Draft Responses' item corresponding to this meeting. It was

**RESOLVED to submit planning application decisions to Herefordshire Council.**

**P2023/24.30 CORRESPONDENCE**

None.

**P2023/24.31 DATE OF NEXT MEETING**

Thursday 17 August 2023 at 6pm.

**There being no other business the Chair declared the meeting closed at 6.50pm**

Signed .....

Date .....

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**HEREFORD CITY COUNCIL**

**PLANNING & HIGHWAYS COMMITTEE 20 July 2023**

**DRAFT RESPONSES TO PLANNING APPLICATIONS AND OTHER ITEMS FOR CONSIDERATION**

**Draft Verdicts:**

5G Mast Delegated Decision Applications

<b>Number</b>	<b>Address</b>	<b>Verdict</b>
232092	Land adjacent Belmont Road, Belmont Road, Hereford, HR2 7HA	No Objection.
232160	Land at College Road, Hereford, Herefordshire	No Objection.

Planning Applications

<b>Number</b>	<b>Address</b>	<b>Verdict</b>
231639	26 Vicarage Road, Hereford, HR1 2QN	No Objection however Cllrs note that noise from the nearby dairy could be an issue for residents and ask that suitable acoustic masks are put in place.
231320	4-5 High Town, Hereford, Herefordshire, HR1 2AA	No Objection.
231773	Part GF and upper floors of 57 & 58 Commercial Street, Hereford, HR1 2DJ	No Objection.
231774	Part GF and upper floors of 57 & 58 Commercial Street, Hereford, HR1 2DJ	No Objection.
231790	20-21 High Town, Hereford, Herefordshire, HR1 2AB	No Objection.
231801	20-21 High Town, Hereford, Herefordshire, HR1 2AB	No Objection.
231743	Bridge Street, Hereford, Herefordshire, HR4 9DF	No Objection.
231769	Bridge Street, Hereford, Herefordshire, HR4 9DF	No Objection.
231764	40 Widemarsh Street, Hereford, Herefordshire, HR4 9EP	No Objection.
230385	Museum, Hereford Library, Broad Street, Hereford, Herefordshire, HR4 9AU	No Objection.
230386	Museum, Hereford Library, Broad Street, Hereford, Herefordshire, HR4 9AU	No Objection.
231892	Widemarsh Street, Hereford, Herefordshire, HR4 9EA	No Objection.

231831	40 Broad Street, Hereford, Herefordshire, HR4 9AR	No Objection.
231902	Land at 8 St Nicholas Street, Hereford, HR4 0BG	No Objection.
231903	Land at 8 St Nicholas Street, Hereford, HR4 0BG	No Objection.
231825	40 Widemarsh Street, Hereford, Herefordshire, HR4 9EP	No Objection.
231826	40 Widemarsh Street, Hereford, Herefordshire, HR4 9EP	No Objection.
232081	13 Castle Street, Hereford, Herefordshire, HR1 2NL	No Objection.
231646	27 Aylestone Hill, Hereford, Herefordshire, HR1 1HR	No Objection.
232166	69 Quarry Road, Hereford, Herefordshire, HR1 1ST	No Objection, however Cllrs resolved that a zinc roof is not in keeping with the existing dwelling or street scene and that alternative materials should be considered.
223281	Land at Ashley Farm, Grafton Court Close, Grafton, Hereford, Herefordshire HR2 8BL	No Objection.
231318	Moor House Playing Fields, Hereford, Herefordshire, HR4 9NA	<b>OBJECTION!</b> Cllrs do not feel the variation of the condition should be allowed, and would like the surface of the car park to remain a semi-permeable material NOT tarmacadam due to the previous flooding issues experienced at this location.
231954	20 Commercial Road, Hereford, Herefordshire, HR1 2BD	No Objection.

#### Tree Works Applications

231813	St James Church, Green Street, Hereford, Herefordshire, HR1 2QW	No Objection.
231999	7 Cantilupe Street, Hereford, Herefordshire, HR1 2NU	No Objection.
232132	Brockington House Care Community, Hafod Road, Hereford, Herefordshire, HR1 1SQ	<b>OBJECTION!</b> Cllrs would like to see more information as requested by the Tree Officer before a decision can be made and the Tree Officer's advice to be followed.
232048	31 Hampton Park Road, Hereford, Herefordshire, HR1 1TH	No Objection.
232134	12 Auckland Close, Hereford, Herefordshire, HR1 1YF	<b>OBJECTION!</b> Cllrs would like to see more information as requested by the Tree Officer before a decision can be made and the Tree Officer's advice to be followed.
232039	Flat 1, Frinton House, 51 Edgar Street, Hereford, Herefordshire, HR4 9JP	No Objection.

Licensing

N/A	Wye Float 2023 Hereford Rugby Club, Belvedere Lane Hereford. HR4 0PH	No Objection.
N/A	Hereford FC, Radfords Sports Bar, Edgar Street, Hereford. HR4 9JU	No Objection.

Consultations:

N/A	St Nicholas Church, Hereford	Cllrs have requested more information be provided as to why a closure is being considered before they can comment on the proposal.
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**PLANNING COMMITTEE 17 August 2023**

**PLANNING APPLICATIONS AND OTHER ITEMS FOR CONSIDERATION**

(Those applications marked in **green** are cleared, as they are uncontentious, and will not be discussed at Planning Committee unless specifically requested by a Councillor.)

**5G Mast Delegated Decision Applications:**

None

**Planning Applications:**

<b>Number</b>	<b>Address</b>	<b>Ward</b>	<b>Description</b>	<b>Link to Application info</b>
232202	1 Ledbury Road, Hereford, Herefordshire, HR1 2SX	Central	Revised extension to existing building to provide additional teaching and multi-use space.	<a href="https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=232202&amp;search-term=232202">https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=232202&amp;search-term=232202</a>
232254	61 Commercial Street, Hereford, Herefordshire, HR1 2DJ	Central	Proposed change of use from shop (class E) to takeaway/cafe (sui generis) with replacement shopfront and managers flat to first floor level.	<a href="https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=232254&amp;search-term=232254">https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=232254&amp;search-term=232254</a>
232255	61 Commercial Street, Hereford, Herefordshire, HR1 2DJ	Central	Listed Building Consent - Proposed change of use from shop (class E) to takeaway/cafe (sui generis) with replacement shopfront and managers flat to first floor level.	<a href="https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=232255&amp;search-term=232255">https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=232255&amp;search-term=232255</a>
232284	49 Eign Gate, Hereford, Herefordshire, HR4 0AB	Central	1 no externally illuminated fascia, 1 no externally illuminated projecting sign, 1 no non illuminated car park sign	<a href="https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=232284&amp;search-term=232284">https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=232284&amp;search-term=232284</a>
232310	1-3 Broad Street, Hereford, Herefordshire, HR4 9BH	Central	Proposed replacement ATM.	<a href="https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=232310&amp;search-term=232310">https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=232310&amp;search-term=232310</a>
232311	1-3 Broad Street, Hereford, Herefordshire, HR4 9BH	Central	Listed Building Consent - Proposed replacement ATM.	<a href="https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=232310&amp;search-term=232310">https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=232310&amp;search-term=232310</a>
231903	Land at 8 St Nicholas Street, Hereford	Central	Listed Building Consent - for introduction of utility room and removal of reception counter at ground floor, and reinstatement of bathroom in server room at first floor.	<a href="https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=231903&amp;search-term=231903">https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=231903&amp;search-term=231903</a>
<b>232387</b>	Wycliffe Terrace, Bath Street, Hereford, HR1 2HG	Central	Prior approval for proposed change of use from office to single dwelling.	<a href="https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=232387&amp;search-term=232387">https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=232387&amp;search-term=232387</a>



230068	81 Broomy Hill, Hereford, Herefordshire, HR4 0LJ	Greyfriars	Outline for a single, two-storey dwelling house.	<a href="https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=230068&amp;search-term=230068">https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=230068&amp;search-term=230068</a>
232219	25 St Martins Street, Hereford, Herefordshire, HR2 7RD	Hinton & Hunderton	Listed Building Consent - Proposed alterations and replacement wood store and shed (part retrospective).	<a href="https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=232219&amp;search-term=232219">https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=232219&amp;search-term=232219</a>
232298	3 Ainslie Close, Hereford, Herefordshire, HR1 1JH	Holmer	Proposed construction of an oak post and tiled roof carport (5m x 6m).	<a href="https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=232298&amp;search-term=232298">https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=232298&amp;search-term=232298</a>
232242	59 Ross Road, Hereford, Herefordshire, HR2 7RJ	Red Hill	Shed erected to front of property for storage of bicycles, helmets and bike racks for car (retrospective).	<a href="https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=232242&amp;search-term=232242">https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=232242&amp;search-term=232242</a>
231156	Land east of Mortimer Road, Hereford, Herefordshire, HR4 9SP	Widemarsh	Re-consultation - Proposed redevelopment of vacant previously developed land to provide buildings for employment use (use classes E(g)(iii)/B8), access, parking, landscaping and associated works.	<a href="https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=231156&amp;search-term=231156">https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=231156&amp;search-term=231156</a>
231635	Cafe - Hereford Railway Station, 30 Station Approach, Hereford, Herefordshire, HR1 1BB	Widemarsh	Proposed internal fit out work to transform the existing Pumpkin retail unit to a new Cafe Local brand retail unit together with new signage. The works are to be contained within the existing retail area demise and the existing Platform 7 elevation is to be retained with new signage that will match the size and position of the existing.	<a href="https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=231635&amp;search-term=231635">https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=231635&amp;search-term=231635</a>

### Tree Works Applications:

Number	Address	Ward	Description	Link to Application info
231895	9 Carter Grove, Hereford, Herefordshire, HR1 1NT	Aylestone Hill	T1. Taxus baccata (Yew)- This tree is in relatively healthy condition, although there is a certain amount of dead and discoloured foliage but the main problem is its position as it casts excessive shade. Propose to remove it and replant with a more ornate tree in a different position in the garden.	<a href="https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=231895&amp;search-term=231895">https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=231895&amp;search-term=231895</a>

232296	51 Penn Grove Road, Hereford, Herefordshire, HR1 1BT	College	The tree is located on the rear boundary and is a fraxinus (ash) tree - and is tree number 36 on the Penn grove road schedule. we have been advised that the tree has ash die back and requires pollarding and reducing in height by at least 50%	<a href="https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=232296&amp;search-term=232296">https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=232296&amp;search-term=232296</a>
232371	Aylestone Hill, Hereford, Herefordshire, HR1 1JJ	Holmer	Two multi-stem coniferous trees to be removed. The trees are of poor specimen: one of the trees was broken in heavy winds a few years ago; several stems have collapsed since. The trees continue to spread, occupying a larger footprint, drying the area around them and preventing other vegetation from growing nearby. Furthermore, the positioning of the trees cuts off and blocks light to a significant section of the garden. We have already planted three fruit trees in the garden and plan on planting more in a suitable location.	<a href="https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=232371&amp;search-term=232371">https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=232371&amp;search-term=232371</a>
232180	20 Sudbury Avenue, Hereford, Herefordshire, HR1 1YB	Tupsley	Cedar to fell and remove as it is getting too big for the area.	<a href="https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=232180&amp;search-term=232180">https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=232180&amp;search-term=232180</a>

**Licensing:**

None

**PLANNING COMMITTEE 17 August 2023**  
**PLANNING APPLICATIONS AND OTHER ITEMS FOR CONSIDERATION**

**5G Mast Delegated Decision Applications:**

None

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Number	Address	Ward	Description	Link to Application info
231895	9 Carter Grove, Hereford, Herefordshire, HR1 1NT	Aylestone Hill	T1. Taxus baccata (Yew)- This tree is in relatively healthy condition, although there is a certain amount of dead and discoloured foliage but the main problem is its position as it casts excessive shade. Propose to remove it and replant with a more ornate tree in a different position in the garden.	<a href="https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=231895&amp;search-term=231895">https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=231895&amp;search-term=231895</a>
232371	Aylestone Hill, Hereford, Herefordshire, HR1 1JJ	Holmer	Two multi-stem coniferous trees to be removed. The trees are of poor specimen: one of the trees was broken in heavy winds a few years ago; several stems have collapsed since. The trees continue to spread, occupying a larger footprint, drying the area around them and preventing other vegetation from growing nearby. Furthermore, the positioning of the trees cuts off and blocks light to a significant section of the garden. We have already planted three fruit trees in the garden and plan on planting more in a suitable location.	<a href="https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=232371&amp;search-term=232371">https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=232371&amp;search-term=232371</a>

232180	20 Sudbury Avenue, Hereford, Herefordshire, HR1 1YB	Tupsley	Cedar to fell and remove as it is getting too big for the area.	<a href="https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=232180&amp;search-term=232180">https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=232180&amp;search-term=232180</a>
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