

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 11 JANUARY 2024. 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 11 JANUARY 2024 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 7 December 2023 as an accurate record.

5. RIDGE & PARTNERS/BLOOR HOMES PRESENTATION

To receive a presentation from Guy Wakefield of Ridge and Partners along with their client Bloor Homes to present emerging proposals for the outline planning application for the first phase of the Hereford 'Southern Urban Expansion' site allocation at Lower Bullingham (as per Policy HD6 of the Herefordshire Local Plan – Core Strategy). The phase 1 proposal is for up to 540 homes and around 5 hectares of employment land as well as a local centre, country park and supporting areas of public open space.

6. 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.

7. POLICY ISSUES

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

None at this time.

8. 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.

9. CORRESPONDENCE

None at this time.

10. NEXT MEETING

The date of the next meeting after this will be 8 February 2024 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 or the Town Clerk, Steve Kerry, on Tel: 01432 260429, email: clerk@herefordcitycouncil.gov.uk



HEREFORD CITY COUNCIL

PLANNING & HIGHWAYS COMMITTEE 7 December 2023

MINUTES OF MEETING

PRESENT: Cllrs Polly Andrews, Sue Boulter, Cat Hornsey, Jeremy Milln, Rob Owens and Dan Powell

ATTENDING: Connor Powell, Communications and Tourism Manager, and Andrew Fillimore from Centrica (part)

P2023/24.53 APOLOGIES FOR ABSENCE

Received from Cllrs Debbie Hobbs, Elizabeth Foxtan and Sam Potts.

P2023/24.54 APPOINTMENT OF SUBSTITUTES

Cllrs Cat Hornsey for Sam Potts, Rob Owens for Debbie Hobbs.

At this point it was agreed to vary the agenda to take the presentations before the standing items.

P2023/24.55 CENTRICA BUSINESS SOLUTIONS PRESENTATION

Cllrs received a presentation from Andrew Fillimore from Centrica Business Solutions regarding a proposed energy centre at Hereford County Hospital. The Presentation covered various aspects, including alternative sites and possible future plans. Cllrs asked many questions over the proposal and expressed their concerns. Cllrs wanted to note their thanks to Andrew Fillimore for providing answers to their questions and for having come in person to the meeting from Cambridgeshire.

P2023/24.56 DECLARATIONS OF INTEREST

Cllr Dan Powell: 2Faced Dance Company License

P2023/24.57 MINUTES OF PREVIOUS MEETING

Councillors agreed that the Minutes and Draft Responses of the Meeting of 9 November 2023 were an accurate record.

P2023/24.58 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.

P2023/24.59 POLICY ISSUES

None.

P2023/24.60 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.

P2023/24.61 CORRESPONDENCE

None.

P2023/24.62 DATE OF NEXT MEETING

Thursday 11 January 2024 at 6pm.

There being no other business the Chair declared the meeting closed at 7.45pm

Signed

Date

HEREFORD CITY COUNCIL

PLANNING & HIGHWAYS COMMITTEE 7 December 2023

DRAFT RESPONSES TO PLANNING APPLICATIONS AND OTHER ITEMS FOR CONSIDERATION

Draft Verdicts:

Planning Applications

Number	Address	Verdict
223521	22 Commercial Street Hereford Herefordshire HR1 2DE	Objection! Cllrs noted that the signage is not in keeping with the street scene, and is of poor quality. In light of this application also being retrospective, Cllrs agreed that the signage should be replaced by something more in line with Hereford's aesthetic.
232589	52 Eign Gate, Hereford, Herefordshire, HR4 0AB	Not considered as approval has already been given.
232645	52 Eign Gate Hereford Herefordshire HR4 0AB	Not considered as approval has already been given.
232992	10-11 Commercial Street, Hereford, Herefordshire, HR1 2DB	No Objection.
233045	Land at Hereford County Hospital, Union Walk, Hereford, Herefordshire, HR1 2ER	Councillors agreed to support the application in majority, though there were some concerns. While it was impressive that the applicant had evidenced significant research over alternative sites, some Councillors felt that other sites had not received enough attention. It was noted that the hospital grounds are small and cramped, with there being little room for the building elsewhere. However, there was also concern over the archaeology of the grounds, specifically that the site may be the former grounds of a priory. Though evidence of digging had been submitted, with no substantial finds, there was worry from some Councillors that the grounds had not been searched thoroughly enough. Additionally, despite the grounds being paved over, the site is still listed as a green space, and could potentially be used as a green space in future; something which the hospital is now in short supply of. Some Councillors expressed concern that another potential green area would be removed from the hospital grounds, while an alternative location for the proposed building could be found elsewhere if given enough thought. Overall, Councillors agreed that the application was necessary and should be approved, though the mentioned issues remained cause for concern for some.

233317	Freedom Church, Commercial Road, Hereford, Herefordshire, HR1 2BJ	Objection! Cllrs strongly opposed the proposed signage, and were adamantly against the application. The proposed signage is excessively designed and would have a noticeable negative impact on Hereford's street scene. The enormity of the signage would dominate the street, the design of which appears poorly conceived. The building is already in a sad state of repair, and this should be the focus of the applicant rather than covering the building façade with distasteful imagery. There is no need or demand for this signage and it would do nothing to improve Hereford's visual aspect – it would instead be very detrimental. Cllrs resolutely oppose the application.
233422	St Davids Hall, Symonds Street, Hereford, Herefordshire, HR1 2HA	No Objection.
233471	Venns Close Car Park, Symonds Street, Hereford, HR1 2HA	No Objection.
233473	Bus Station Public Car Park, Commercial Road, Hereford, HR1 2BL	No Objection, though Cllrs noticed that the design of the pods are not the same as those in the applicant's press releases, and they request to know why this is.
233539	St Davids Hall - Adjacent Mobile Classroom, Symonds Street, Hereford, Herefordshire, HR1 2HA	No Objection.
233442	39 Greyfriars Avenue, Hereford, Herefordshire, HR4 OBE	No Objection, though Cllrs noted that they would instead like the stairs to be a pontoon.
233121	Land East of B&Q, Holmer Road, Hereford, HR4 9SH	No Objection.

Tree Works Applications

Number	Address	Verdict
233277	12 College Cloisters Hereford Herefordshire HR1 2NG	Objection! More detail is needed. Cllrs request a photo of the area so as to get a better scope of the effects of the tree on the grounds. The drawings attached to the application were noted as being of poor quality.

Licensing Applications

Number	Address	Verdict
Trilogy (formerly Play Nightclub) See attached licence consultation	Blueschool Street, Hereford, HR1 2AR	No Objection.
2Faced Dance Company See attached licence consultation	The Centre for Movement Units 1, 6 and 7 Former Magistrates Court, Goal Street HR1 2HU	No Objection.

Traffic Regulation Order

Number	Address	Verdict
See attached consultation	- Sidney Box Drive and Atlay Street, Grandstand Road, Hereford	No Objection.

DRAFT

PLANNING COMMITTEE 11 January 2024
PLANNING APPLICATIONS AND OTHER ITEMS FOR CONSIDERATION
 (All applications on the list have been 'called in' by Councillors)

Planning Applications:

Number	Address	Ward	Description	Link to Application info
231703	Three Counties Hotel, Belmont, Hereford, Herefordshire HR2 7BP	Belmont Rural	Demolition of existing hotel and associated structures and erection of Class E foodstore with associated access, parking, servicing, drainage and landscaping.	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=231703&search-term=231703
233045	Land at Hereford County Hospital, Union Walk, Hereford, Herefordshire, HR1 2ER	Central	Reconsultation: Proposed new energy centre comprising the installation of air source heat pumps and associated plant, creation of a new access, landscaping and other associated development.	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=233045&search-term=233045
233660	29-30 Commercial Street Hereford Herefordshire HR1 2DE	Central	Proposed 3 no. restaurant signage above windows on matt black fascia boards mounted with white, backlit letters and one projecting sign, matt black and white above the entrance door.	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=233660&search-term=233660
233704	4 Fayre Oakes Green, Hereford, Herefordshire, HR4 0QT	Whitecross	Proposed replacement garage	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=233704&search-term=233704

Tree Works Applications:

Number	Address	Ward	Description	Link to Application info
233642	St Nicholas House, Berrington Street, Hereford, Herefordshire, HR4 0DD	Central	Proposed works to T1 Sycamore, reduce overall canopy by removing stems growing towards building and remove ivy from throughout crown. T2 Ash, fell to as near ground level as possible. T3 Sycamore, fell to as near ground level as possible. T4 Holly, remove ivy from throughout crown. T5 Sycamore, fell to as near ground level as possible. T6 Ivy covered stump, apple tree and cherry saplings, remove to ground level.	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=233642&search-term=233642

233703	St James Church Of England Primary School, Vicarage Road, Hereford, Herefordshire, HR1 2QN	Central	Proposed works to T1, T2, T3, T4 all lime trees that tree report recommends re-pollarding should be carried out.	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=233703&search-term=233703
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