

THE RIGHT WORSHIPFUL THE MAYOR OF HEREFORD COUNCILLOR KEVIN TILLET AND ALL MEMBERS OF THE PLANNING & HIGHWAYS COMMITTEE: Cllrs Andrews, Boulter, Carwardine, Foxton, Hobbs and Milln.

You are hereby summoned to the meeting of the Planning and Highways Committee to be held the Town Hall, Hereford at 6pm on THURSDAY 12 DECEMBER 2024. The agenda for which is set out below.

Rebecca O'Reilly
Acting Town Clerk



HEREFORD CITY COUNCIL

MEETING OF THE PLANNING & HIGHWAYS COMMITTEE

Committee Room, Town Hall, Hereford
THURSDAY 12 DECEMBER 2024 at 6pm

AGENDA

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

1. APOLOGIES FOR ABSENCE

To receive and consider apologies for absence from Members.

2. APPOINTMENT OF SUBSTITUTES

To note the appointment of substitute members.

3. DECLARATIONS OF INTEREST AND DISPENSATIONS

To receive declarations of interest and consider requests for dispensation in respect of items on the agenda made by Members under the Herefordshire Code of Conduct.

4. PUBLIC PARTICIPATION

To receive any questions that may be put to the meeting by members of the public present.

5. MINUTES OF PREVIOUS MEETING OF THE COMMITTEE

APPENDIX ONE

To confirm the minutes of the meeting of 19 September 2024 as an accurate record.

6. POLICY UPDATES

None.

7. APPLICATIONS FOR PLANNING PERMISSION

APPENDIX TWO

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, for determination by Herefordshire Council and agree comments to be submitted to the Planning Authority.

8. CORRESPONDENCE

APPENDIX THREE

TPO 694 at St. Nicholas Church, Hereford

9. NEXT MEETING

The date of the next meeting after this will be 16 January 2025 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 Becci O’Reilly on becci.oreilly@herefordcitycouncil.gov.uk



HEREFORD CITY COUNCIL

PLANNING & HIGHWAYS COMMITTEE

MINUTES OF THE MEETING OF 19 SEPTEMBER 2024

HELD IN THE HCC COMMITTEE ROOM, TOWN HALL, HEREFORD

PRESENT: Councillors: Polly Andrews (in the Chair), Jacqui Carwardine, Elizabeth Foxton, Susan Boulter, Diana Toynbee (substituting for Jeremy Milln), Ben Proctor (substituting for Debbie Hobbs).

ATTENDING: Connor Powell, Communications and Tourism Manager; Olena Hayward, Locum Clerk, HALC

The Chair welcomed those present and reminded everyone of the fire evacuation procedure.

P2024/25.27 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllr Hobbs (prior commitment) and Milln (approved leave of absence).

P2024/25.28 APPOINTMENT OF SUBSTITUTES

RESOLVED unanimously to appoint Cllr Toynbee to substitute for Cllr Milln.

RESOLVED unanimously to appoint Cllr Proctor to substitute for Cllr Hobbs.

P2024/25.29 DECLARATIONS OF INTEREST AND DISPENSATIONS

None.

P2024/25.30 PUBLIC PARTICIPATION

None.

P2024/25.31 MINUTES OF PREVIOUS MEETING

RESOLVED unanimously to approve the Minutes of the Committee meeting held on 25 July as a correct and accurate record. Minutes were duly signed by the Chair.

P2024/25.32 POLICY UPDATES

The Cttee considered the Government's consultation on the National Planning Policy Framework and proposed changes to the Planning system. Cllr Toynbee presented a report and recommendations written by Cllr Milln and provided a short summary of key points.

It was proposed by Cllr Toynbee, seconded by Cllr Proctor and unanimously

RESOLVED that the Chair, in conjunction with the Acting Town Clerk, will collate the agreed points and finalise the response document, which will be appended to these Minutes and submitted by the consultation deadline by the Acting Town Clerk by email.

P2024/25.33 APPLICATIONS FOR PLANNING PERMISSION

APPENDIX ONE

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.

P2024/25.34 APPLICATION 204394, THE BOOTH PASSAGE, 16 HIGH TOWN

The Cttee considered a request submitted by Cllr Milln to review the progress on the enforcement proceedings, as regards the installation of air conditioning unit and resulting obstruction of the public highway. It was reported that no progress has been made since 5 July. It was

RESOLVED that a letter be drafted and sent to the Planning Authority to request that the matter be expedited and that this Council is advised on progress at the earliest convenience. It was further **RESOLVED** that this issue be reviewed in two months by this Cttee and that Section 56 of the Highways Act 1980 Notice may be considered to be served on the Highways Authority, should no action be taken to remedy the highway obstruction by then. Acting Town Clerk to action.

P2024/25.35 CORRESPONDENCE

Following items were NOTED:

- TPO 692 at Broomy Hill, Hereford
- TPO 688 at 22 Walney Lane, Hereford
- Appeal Decision 223653 – 10 Aylestone Hill, Hereford

P2024/25.36 DATE OF NEXT MEETING

The date of the next meeting of the Cttee – 17 October 2024 was NOTED.

There being no other business the Chair closed the meeting at 6:47 PM

Signed

Date

HEREFORD CITY COUNCIL

PLANNING & HIGHWAYS COMMITTEE 19 September 2024

DRAFT RESPONSES TO PLANNING APPLICATIONS AND OTHER ITEMS FOR CONSIDERATION

Draft Verdicts:

Planning Applications:

| Number | Address | Verdict |
|--------|--|---|
| 241536 | The Choughs, 68 Penn Grove Road, Hereford, HR1 1BT | Objection! The proposed dwelling does not blend with the ambience of the area and introduces no positive merit to the local architecture. The proposed design is situated too near to the property line, particularly as compared with the existing dwelling to be demolished, resulting in overbearing effect on the neighbouring property. |
| 242050 | Three Counties Hotel, Belmont, Hereford, HR2 7BP | Since the store is proposing to expand its size, we suggest that more disabled parking spaces would be in order to ensure an appropriate provision for the customers. |
| 242066 | 97-98 East Street, Hereford, HR1 2LW | Whilst we do not object in principle, considerable anxiety over the vehicular access to and from the extremely narrow East Street remains. Given that the proposed development is situated in the City's Centre perhaps a car-free development would be more suitable. |
| 204394 | Booth Passage, 16 High Town, Hereford | See associated meeting Minutes |

Licensing:

| | | |
|--|--|---------------|
| | En Steak, Unit P2, (The Old Market), Widemarsh Street, Hereford. HR4 9HR | No objection. |
|--|--|---------------|

PLANNING COMMITTEE 12 December 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 |
|--------|---|----------------------------|---|---|
| 242721 | 25 Bridge Street, Hereford, HR4 9DG | Central | Proposed change of use of upper floor accommodation (Class E) to create a self-contained dwelling (Class C3) with associated alterations, together with associated on site car parking. | https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=242721&search-term=242721 |
| 204394 | Booth Passage, 16 High Town, Hereford | Central | Proposed installation of a new Air Conditioning condensing unit to the side elevation. Retrospective. To discuss further actions as a result of previous resolution | https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=204394&search-term=204394 |
| 242935 | 6a St Owen Street, Hereford, Herefordshire, HR1 2PH | Central | Application to determine if prior approval is required for a proposed change of use of first and second floors to 2 residential dwellings. | https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=242935&search-term=242935 |
| | 9 St Owen St, Hereford, | Central | Advert signage – no application | |
| 241536 | The Choughs, 68 Penn Grove Road, Hereford, HR1 1BT | College | Re-consultation Proposed demolition of existing dwelling and erection of a replacement two storey self build/custom build dwelling with garage | https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=241536&search-term=241536 |
| 242558 | Land to the south of Lower Bullingham west of the Rotherwas Industrial Estate north of the Rotherwas Hereford HR2 6JW | Dinedor / Lower Bullingham | Outline The first phase of an urban extension (known as the Southern Urban Expansion in the Herefordshire Local Plan Core Strategy) comprising up to 540 homes (Use Class C3); employment land (Use Class B and E), local centre and a country park together with supporting public open space, and all other associated works (e.g. demolition of existing industrial buildings, drainage, landscaping and ground modelling). All matters are reserved for future consideration save for 'access'. Only the means of access into the site is sought as part of this outline application, not the internal site access arrangements. | https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=242558&search-term=242558 |
| 222138 | Land at Three Elms, North East Quarter, To the north east of | Kings Acre | Outline PENDING S106 AGREEMENT - Outline Planning application with all matters reserved, except access, for the first phase of an urban extension comprising | https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=222138&search-term=222138 |

APPENDIX TWO

| | | | | |
|--|--|--|---|--|
| | Huntington and bounded, by Three Elms Road and Roman Road, Hereford, Herefordshire HR4 7RA | | up to 350 homes (Use Class C3); and a care home (Use Class C2), park & choose interchange; together with open and play space, landscaping, infrastructure and associated works. | |
|--|--|--|---|--|

Licensing:

| | |
|--|-----------------------------------|
| Hereford Convenience Store, 12 Commercial Road, Hereford, Herefordshire, HR1 2BB | See attached licence consultation |
|--|-----------------------------------|

TalkCommunityEnquiries
Cllr Polly Andrews

Dear Sir/Madam

An application has been received on 03/12/2024 for a Grant of a premises licence at:

Hereford Convenience Store, 12 Commercial Road, Hereford, Herefordshire, HR1 2BB

Proposed Designated Premises Supervisor (DPS): **Mr Agith Thavakumar**

Licensable Activities and Timings:

Sale/Supply of Alcohol Monday – Sunday 06:00 – 00:00

Consultation dates are as follows: Begins **04/12/2024** and ends **01/01/2025**

Any representation should address one of the four licensing objectives:

- Prevention Crime & Disorder
- Public Safety
- Prevention of Public Nuisance
- Protection of Children from Harm

A copy of the application can be found at the below website within 24hrs (working days only) of the date on this memo.

<https://www.herefordshire.gov.uk/business-1/current-licensing-applications>

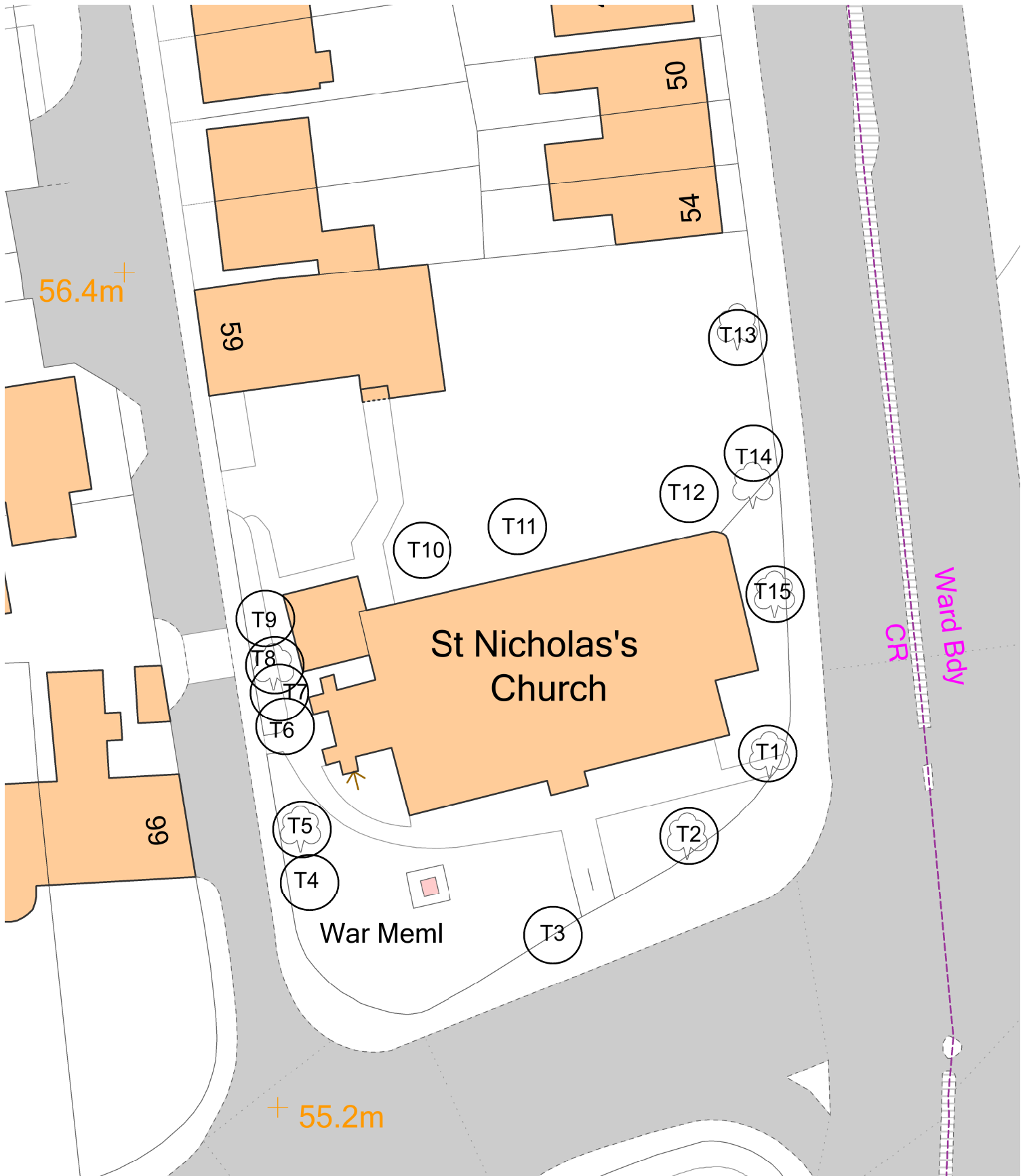
Details on how to make a representation can be found at the below website address

<https://www.herefordshire.gov.uk/business-1/current-licensing-applications/2>

Any representations need to have name/address and contact details and should be emailed to licensing@herefordshire.gov.uk no later than **01/01/2025** addressing the four licensing objectives above.

Yours faithfully

THE LICENSING TEAM





TREE PRESERVATION ORDER

GRID REFERENCE: 350,682, 239,788

OS REFERENCE:

TPO NUMBER: TPO_694

LOCATION DESCRIPTION:
St Nicholas Church,
HR4 0AY

| | | |
|--|--------------------|--|
|  Herefordshire Council | SCALE 1:400 |  NORTH |
| <small>© Herefordshire Council. Crown copyright. All rights reserved 100024168. 2024</small> | | |

Town and Country Planning Act 1990

**ST NICHOLAS CHURCH, HEREFORD (NO.694)
Tree Preservation Order**

The County of Herefordshire District Council in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

Citation

This Order may be cited as **St Nicholas Church, Hereford (2024) (NO.694) Tree Preservation Order**

Interpretation

1.— (1) In this Order “the authority” means the County of Herefordshire District Council

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

2.— (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—

(a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or

(b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

3. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 7th day of November 2024.

Signed on behalf of the County of Herefordshire District Council



.....

Authorised by the Council to sign in that behalf

CONFIRMATION OF ORDER

This Order was confirmed by the County of Herefordshire District Council without modification on the ... day of

OR

This Order was confirmed by the County of Herefordshire District Council, subject to the modifications indicated by....

on the ... day of

Signed on behalf of the County of Herefordshire District Council

.....

Authorised by the Council to sign in that behalf

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by The County of Herefordshire District Council on the ... day of

Signed on behalf of the County of Herefordshire District Council

.....

Authorised by the Council to sign in that behalf

VARIATION OF ORDER

This Order was varied by the Herefordshire Council on the ... day of by a variation order under reference number a copy of which is attached

Signed on behalf of the Herefordshire Council

.....

Authorised by the Council to sign in that behalf

REVOCATION OF ORDER

This Order was revoked by the Herefordshire Council on the ... day of

Signed on behalf of the Herefordshire Council

.....

Authorised by the Council to sign in that behalf

SCHEDULE

Specification of trees

Trees specified individually (encircled in black on the map)

| <u>Reference on map</u> | <u>Description</u> | <u>Situation</u> |
|-------------------------|--------------------|--|
| T1 | Lime (Common) | On corner of Victoria Street and Barton Road (X350696, Y239778) |
| T2 | Lime (Common) | South of St Nicholas church, adjacent to Barton Road (X350689, Y239772) |
| T3 | Lime (Common) | South of St Nicholas church, adjacent to Barton Road (X350676, Y239765) |
| T4 | Lime (Common) | South-west of St Nicholas church, adjacent to Friar Street (X350660, Y239766) |
| T5 | Lime (Common) | South-west of St Nicholas church, adjacent to Friar Street (X350659, Y239774) |
| T6 | Lime (Common) | West of St Nicholas church adjacent to Friar Street (X350656, Y239784) |
| T7 | Lime (Common) | West of St Nicholas church adjacent to Friar Street (X350656, Y239787) |
| T8 | Lime (Common) | West of St Nicholas church adjacent to Friar Street (X350656, Y239789) |
| T9 | Lime (Common) | West of St Nicholas church adjacent to Friar Street (X350654, Y239794) |
| T10 | Yew (Common) | North of St Nicholas church within graveyard (X350667, Y239795) |
| T11 | Yew (Common) | North of St Nicholas church within graveyard (X350676, Y239797) |
| T12 | Yew (Common) | North of St Nicholas church within graveyard (X350687, Y239801) |
| T13 | Lime (Common) | North-east of St Nicholas church, adjacent to Victoria Street (X350693, Y239812) |

| | | |
|-----|---------------|--|
| T14 | Lime (Common) | North-east of St Nicholas church, adjacent to Victoria Street (X350694, Y239803) |
| T15 | Lime (Common) | East of St Nicholas church, adjacent to Victoria Street (X350696, Y239793) |

Trees specified by reference to an area (within a dotted black line on the map)

| <u>Reference on map</u> | <u>Description</u> | <u>Situation</u> |
|-------------------------|--------------------|------------------|
| None | | |

Groups of trees (within a broken black line on the map)

| <u>Reference on map</u> | <u>Description</u> | <u>Situation</u> |
|-------------------------|--------------------|------------------|
| None | | |

Woodlands (within a continuous black line on the map)

| <u>Reference on map</u> | <u>Description</u> | <u>Situation</u> |
|-------------------------|--------------------|------------------|
| None | | |