

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 16 JANUARY 2025. 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 16 JANUARY 2025 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 12 December 2024 as an accurate record.

6. POLICY UPDATES

APPENDIX TWO

To discuss the new NPPF housing figures and implications for City Council, as per the attached email received from the Acting Strategic & Neighbourhood Planning Manager.

7. APPLICATIONS FOR PLANNING PERMISSION

APPENDIX THREE

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

None.

9. NEXT MEETING

The date of the next meeting after this will be 13 February 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 12 DECEMBER 2024

HELD IN THE HCC COMMITTEE ROOM, TOWN HALL, HEREFORD

PRESENT: Councillors: Jeremy Milln (in the Chair), Susan Boulter, Ben Proctor (substituting for Debbie Hobbs) and Cat Hornsey (substituting for Jacqui Carwardine).

ATTENDING: Becci O'Reilly, Administration and Events Manager

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

P2024/25.37 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs Polly Andrews, Jacqui Carwardine, Elizabeth Foxton and Debbie Hobbs.

P2024/25.38 APPOINTMENT OF SUBSTITUTES

RESOLVED unanimously to appoint Cllr Hornsey to substitute for Cllr Carwardine.

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

P2024/25.39 DECLARATIONS OF INTEREST AND DISPENSATIONS

None.

P2024/25.40 PUBLIC PARTICIPATION

None.

P2024/25.41 MINUTES OF PREVIOUS MEETING

RESOLVED unanimously to approve the Minutes of the Committee meeting held on 19 September as a correct and accurate record. Minutes were duly signed by the Chair.

P2024/25.42 POLICY UPDATES

None.

P2024/25.43 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.

P2024/25.44 APPLICATION 204394, THE BOOTH PASSAGE, 16 HIGH TOWN

Committee considered the resolution from 19 September to again 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 Bruce Evans had been in contact with the enforcement officer but that no update had yet been received.

RESOLVED that a letter be drafted and sent to the Chief Executive to request that the matter be expedited and that this Council is advised on progress at the earliest convenience. Acting Town Clerk to action.

P2024/25.45 CORRESPONDENCE

Following items were NOTED:

- TPO 694 at St Nicholas Church, Hereford

P2024/25.46 DATE OF NEXT MEETING

The date of the next meeting of the Committee – 16 January 2025 was NOTED.

There being no other business the Chair closed the meeting at 7:15 PM

Signed

Date

HEREFORD CITY COUNCIL

PLANNING & HIGHWAYS COMMITTEE 12 December 2024

DRAFT RESPONSES TO PLANNING APPLICATIONS AND OTHER ITEMS FOR CONSIDERATION

Draft Verdicts:

Planning Applications:

Number	Address	Verdict
242721	25 Bridge Street, Hereford, HR4 9DG	No objection
204394	Booth Passage, 16 High Town, Hereford	Cllrs resolved to write to the Chief Executive of HC to enquire about the progress of enforcement action.
242935	6a St Owen Street, Hereford, Herefordshire, HR1 2PH	Whilst recognising that the building is not listed, if it is found that planning consent is required, Cllrs request additional documentation to investigate the potential impact on the historic fabric of the surrounding conservation area.
	9 St Owen St, Hereford,	Advert signage - not considered
241536	The Choughs, 68 Penn Grove Road, Hereford, HR1 1BT	Objects! Whilst accepting the principle of a new house on the site, Cllrs feel their previous comments are still valid as the design has not changed and the site would welcome a design with a more positive reflection of the surrounding area. There is continued concern over the degree of overlooking, particularly to the North side and in view of it being such a large site, it continues to have an overbearing effect.
242558	Land to the south of Lower Bullingham west of the Rotherwas Industrial Estate north of the Rotherwas Hereford HR2 6JW	Objects! Cllrs have significant concerns around flooding and traffic impact on local roads - the site is very land-locked, severed from the City by the rail line which has only very narrow road bridges under it, all of which have a propensity to flood, and severed from the countryside by a 60mph road. Members were appreciative of, and wish to broadly support, the objection from Lower Bullingham Parish Council, but Hereford City Council would additionally wish to see a much more stronger provision for public and active travel and that advice from Active Travel England should be awaited and taken on board in line with the advice ATE gave in respect of the 240422 (350 houses by Lugg Meadow off the A438 Ledbury Road) application. To address these issues and to support affordability and sustainability, the scheme needs a rethink.
222138	Land at Three Elms, North East Quarter, To the north east of Huntington and bounded, by Three Elms Road and Roman Road, Hereford, Herefordshire HR4 7RA	The City Council welcomes the principal of improving safe walking, wheeling and cycling routes associated with this application. On carriageway cycle route on Tillington Road Tillington Road is narrow and carries high volumes of traffic. It is not a suitable location for an on carriageway cycle route without additional measures to heavily reduce road traffic movements. The City Council would support a segregated cycle way and

footway along Tillington Road to link Three Elms Road to The Roman Road. Given that this is a very narrow road the City Council might support a shared use cycle and pedestrian path as long as this was of appropriate width and was protected from the carriageway.

Segregated Cycle/footway along Three Elms Road

The City Council supports the proposed shared cycleway and footway to the West of Three Elms Road.

The proposed junction with Tillington Road is not safe. Cyclists proceeding from Roman Road along Tillington Road wishing to join the cycle path will have to make a right hand turn short of the road junction and cross the carriageway close to the junction with Tillington Road where car drivers will be accelerating.

This indicates a further requirement for an off road cycle and foot way along Tillington Road.

Shared use Cycle/footway along the lower stretch of Three Elms Road

The City Council supports the creation of cycle/foot infrastructure here but it should be segregated. It will carry very similar levels if not more cyclists and pedestrians than the segregated section to the north.

Northern mini-roundabout - Grandstand Road/Three Elms Road junction

The City Council suggests that the Toucan Crossing to the north of this junction should be segregated into pedestrian and cycle crossings.

There should be a segregated cycleway around the corner onto Grandstand Road.

Cyclists should be protected when joining the carriageway and delivered on to the on-carriageway cycle route rather than being forced to stop at a T-junction and make a left turn onto Grandstand Road..

The proposed access to the cycle route for cyclists travelling along Grandstand Road towards Three Elms Road is not safe. Cyclists wishing to join the cycle way would have to make a right turn shortly in front of the traffic island. Traffic would be expected to queue frequently here.

A better solution would be for the off road cycle route to be extended along Grandstand Road to the junction with Kempton Drive.

Huntingdon Lane

The City Council supports the principle of converting Huntingdon Lane to cycle/foot infrastructure but this should segregate cyclists and pedestrians.

Grandstand Road

The city council objects to the inclusion of a cycle route that is not even marked on the carriageway as part of this proposal. Grandstand Road is only suitable for highly confident cyclists unless significant measures are taken to create segregated cycleways.

The proposed traffic calming seems only to related to coloured

		<p>areas on the carriageway. Raised tables at the coloured locations would be required to reduce traffic speeds.</p> <p>Grandstand Road/Yazor Road junction The city council supports the creation of an off-road cycleway along Grandstand Road. However 2m is insufficient width for a shared cycle-pedestrian route.</p> <p>Hurdman Walk The city council supports the enhancement of the footway linking Hurdman Walk to Sydney Box Drive to allow cycles but this should be a segregated cycle way and footway.</p>
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Licensing:

	<p>Hereford Convenience Store, 12 Commercial Road, Hereford, Herefordshire, HR1 2BB</p>	<p>No objection.</p>
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DRAFT

Becci O'Reilly

From: Riddle, Siobhan <Siobhan.Riddle@herefordshire.gov.uk>
Sent: 20 December 2024 17:08
To: Becci O'Reilly
Subject: FW: Latest Planning advice from National to Local

Categories: Next Meeting

Dear Parish and Town Councillors,

As you may be aware the [National Planning Policy Framework](#) (NPPF) was issued on 12 December 2024. At the time of its publication there was quite a lot of news circulating about the Government's plan to deliver 1.5 million homes across England. The NPPF has implications for Local Plan making as well as Neighbourhood Planning which we are currently working through to understand. In the first instance I want to make you aware of some of the higher level changes in the NPPF.

The Government has set mandatory housing targets for councils across England. Targets are no longer advisory and this level of growth must be accommodated. Contrary to the council's feedback in September 2024 to the NPPF consultation to substantially reduce the proposed housing target, this figure remains high at 27,260 homes (240 homes lower than the 27,500 proposed in the draft NPPF). The current emerging Draft Local Plan passed Regulation 18 but it only had provision for 16,100 new homes, the new NPPF requires an additional 11,160 homes over the 20 year plan period. The NPPF makes clear that all growth should be accommodated in sustainable locations.

For Development Management decisions, the new NPPF takes immediate effect from 12 December 2024, and this has a significant impact upon 5 Year Housing Land Supply (5YHLS). Prior to the publication of the NPPF Herefordshire had a 5YHLS of 5.79 Years. The application of the new NPPF reduces the 5YHLS down to **3.09 years**. The revised housing target for the county now results in a lack of a 5YHLS. Therefore there is a *Presumption in Favour* of development and deviation away from the plan led process where a 5 year supply cannot be demonstrated. In the absence of a 5YHLS it is anticipated that there will be an increase in speculative applications which would not have otherwise come forward.

Where Neighbourhood Development Plans are concerned, the age of the plan is important in decision making. This means that for plans that contain policies to meet their identified housing requirement, and which are not more than five years old, paragraph 14 of the NPPF allows the decision maker to attach significant weight to the neighbourhood plan even when the council cannot demonstrate a five year housing land supply. For parish groups with plans that are less than 5 years old; both *a* and *b* of paragraph 14 is applicable and will be a material planning consideration when assessing the principle of speculative housing developments in the Designated Neighbourhood Area. Where NDPs are older than 5 years from December 2024, then the NDP is out-of-date and paragraph 11d of the NPPF is what the decision maker must determine the application against particularly for housing provision.

The significant increase in housing numbers cannot be accommodated by the current Regulation 18 Local Plan as consulted upon in March 2024. The LPA must accommodate this mandatory housing target. The current Draft Plan cannot progress in its current form as it does not take the additional 43% housing increase into account. The current evidence to support the Local Plan that makes provision for 16,100 dwellings would not support this level of growth. As a result, the Council must

decide how it wishes to proceed with Local Plan making. Consequently, this will affect how Neighbourhood Plans also wish to proceed as they will need to meet the 'basic conditions' and be in conformity with an adopted local plan when embarking on progressing with a new or reviewed NDP.

Given the significance of the changes proposed in the NPPF, further clarification is being sought in respect of a number of matters and these may need to be reported at a later date.

Please note that due to timing of this information, staff may not be available to answer queries over the Christmas and New Year break but will be available in early January 2025.

Happy Christmas and best wishes for the New Year

Siobhan

Siobhan Riddle

Acting Strategic & Neighbourhood Planning Manager
Strategic & Neighbourhood Planning Team
Plough Lane, Hereford, HR4 0LE

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From: Hereford City Council Clerk <clerk@herefordcitycouncil.gov.uk>

Sent: 20 December 2024 17:03

To: Riddle, Siobhan <Siobhan.Riddle@herefordshire.gov.uk>

Subject: Automatic reply: Latest Planning advice from National to Local

You don't often get email from clerk@herefordcitycouncil.gov.uk. [Learn why this is important](#)

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APPENDIX THREE

PLANNING COMMITTEE 16 January 2025
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
243071	26-28 Aubrey Street, Hereford, Herefordshire, HR4 0BU	Central	Proposed conversion to student accommodation to include 22 rooms, common rooms, 2 no. staircases, recreation areas, cycle storage & associated works.	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=243071&search-term=243071
242825	Land at Hereford County Hospital, Hereford	Central	Proposed education centre on the Hereford Hospital Site, including office space for the education team, training rooms, library, lecture hall and simulation suite.	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=242825&search-term=242825
243045	Land off Clubtail Drive Holmer Hereford	Holmer	Proposed erection of 31 no. key worker dwellings, including access from Clubtail Drive with associated infrastructure and landscaping.	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=243045&search-term=243045

Licensing:

Hereford Off Licence, 22 Commercial Street, Hereford. HR1 2DE	See attached licence consultation
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TalkCommunityEnquiries
Cllr Catherine Gennard

Dear Sir/Madam

An application has been received on 20.12.2024 for a review of a premises licence at:

Hereford Off Licence, 22 Commercial Street, Hereford. HR1 2DE

Details leading to the review

Prevention of Crime/Disorder & Public Safety Licensing Objective Undermined.
West Mercia Police are launching the review due large disorder on 2nd December 2024 involving persons associated with the Premises.

Current Licence
Sale/Supply of Alcohol (consumption off the premises)
Monday – Sunday 07:00 – 00:00

Consultation dates are as follows: Begins **21.12.2024** and ends **17.01.2025**

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 **17.01.2025** addressing the four licensing objectives above.

Yours faithfully

THE LICENSING TEAM