

Agenda

Planning and regulatory committee

Date: **Wednesday 21 November 2018**

Time: **10.00 am**

Place: **Council Chamber, The Shire Hall, St Peter's Square,
Hereford, HR1 2HX**

Notes: Please note the time, date and venue of the meeting.

For any further information please contact:

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If you would like help to understand this document, or would like it in another format, please call Tim Brown, Democratic Services Officer on 01432 260239 or e-mail tbrown@herefordshire.gov.uk in advance of the meeting.

Agenda for the meeting of the Planning and regulatory committee

Membership

Chairman	Councillor PGH Cutter
Vice-Chairman	Councillor J Hardwick
	Councillor BA Baker
	Councillor CR Butler
	Councillor PJ Edwards
	Councillor DW Greenow
	Councillor KS Guthrie
	Councillor EL Holton
	Councillor TM James
	Councillor MD Lloyd-Hayes
	Councillor FM Norman
	Councillor AJW Powers
	Councillor NE Shaw
	Councillor WC Skelton
	Councillor SD Williams

Agenda

		Pages
1.	APOLOGIES FOR ABSENCE To receive apologies for absence.	
2.	NAMED SUBSTITUTES (IF ANY) To receive details of any Member nominated to attend the meeting in place of a Member of the Committee.	
3.	DECLARATIONS OF INTEREST To receive declarations of interests in respect of Schedule 1, Schedule 2 or Other Interests from members of the committee in respect of items on the agenda.	
4.	MINUTES To approve and sign the minutes of the meeting held on 10 October 2018.	11 - 22
5.	CHAIRPERSON'S ANNOUNCEMENTS To receive any announcements from the Chairperson.	
6.	181975 - LAND AT STONE FARM, FELTON, HEREFORDSHIRE, HR1 3PW Proposed residential development comprising 3 no. Self-build dwellings and associated works.	23 - 40
7.	181978 - LAND ADJACENT TO STONE FARM, FELTON, HEREFORDSHIRE, HR1 3PW Proposed residential development comprising 8 no. Dwellings and associated works (4 no. Affordable dwellings, 3 no. Self-build dwellings and 1 no. Open market dwelling).	41 - 58
8.	181925 - SHERRINGTON MANOR FARM, SHERRINGTON ROAD, BROXWOOD, HR6 9JR Proposed erection of poultry managers dwelling, together with garage/storage building and package treatment plant.	59 - 76
9.	181237 - LAND AT LITTLE FIELDS, BRIDSTOW, HEREFORDSHIRE Proposed erection of 8 no. Houses consisting of 4 no. 3 bed & 4 no. 4 bed houses along with associated roads, parking and soft landscaping.	77 - 94

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- Inspect minutes of the Council and all Committees and Sub-Committees and written statements of decisions taken by the Cabinet or individual Cabinet Members for up to six years following a meeting.
- Inspect background papers used in the preparation of public reports for a period of up to four years from the date of the meeting. (A list of the background papers to a report is given at the end of each report). A background paper is a document on which the officer has relied in writing the report and which otherwise is not available to the public.
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The Chairperson or an attendee at the meeting must take the signing in sheet so it can be checked when everyone is at the assembly point.

Guide to Planning and Regulatory Committee

The Planning and Regulatory Committee consists of 15 Councillors. The membership reflects the balance of political groups on the council.

Councillor PGH Cutter (Chairperson)	Conservative
Councillor J Hardwick (Vice-Chairperson)	Herefordshire Independents
Councillor BA Baker	Conservative
Councillor CR Butler	Conservative
Councillor PJ Edwards	Herefordshire Independents
Councillor DW Greenow	Conservative
Councillor KS Guthrie	Conservative
Councillor EL Holton	Herefordshire Independents
Councillor TM James	Liberal Democrat
Councillor MD Lloyd-Hayes	It's Our County
Councillor FM Norman	Green
Councillor AJW Powers	It's Our County
Councillor NE Shaw	Conservative
Councillor WC Skelton	Conservative
Councillor SD Williams	Conservative

The Committee determines applications for planning permission and listed building consent in those cases where:

- (a) the application has been called in for committee determination by the relevant ward member in accordance with the redirection procedure
- (b) the application is submitted by the council, by others on council land or by or on behalf of an organisation or other partnership of which the council is a member or has a material interest, and where objections on material planning considerations have been received, or where the proposal is contrary to adopted planning policy
- (c) the application is submitted by a council member or a close family member such that a council member has a material interest in the application
- (d) the application is submitted by a council officer who is employed in the planning service or works closely with it, or is a senior manager as defined in the council's pay policy statement, or by a close family member such that the council officer has a material interest in the application
- (e) the application, in the view of the assistant director environment and place, raises issues around the consistency of the proposal, if approved, with the adopted development plan
- (f) the application, in the reasonable opinion of the assistant director environment and place, raises issues of a significant and/or strategic nature that a planning committee determination of the matter would represent the most appropriate course of action, or
- (g) in any other circumstances where the assistant director environment and place believes the application is such that it requires a decision by the planning and regulatory committee.

The regulatory functions of the authority as a licensing authority are undertaken by the Committee's licensing sub-committee.

Who attends planning and regulatory committee meetings?

Coloured nameplates are used which indicate the role of those attending the committee:

Pale pink	Members of the committee, including the chairperson and vice chairperson.
Orange	Officers of the council – attend to present reports and give technical advice to the committee
White	Ward members – The Constitution provides that the ward member will have the right to start and close the member debate on an application. In attendance - Other councillors may also attend as observers but are only entitled to speak at the discretion of the chairman.

How an application is considered by the Committee

The Chairperson will announce the agenda item/application to be considered, invite public speakers to move from the public gallery and take their seats in the council chamber, and explain any particular procedural matters relevant to the application.

The case officer will then give a presentation on the report.

The public speakers will then be invited to speak in turn (Parish Council, objector, supporter). Having spoken they will be asked to return to the public gallery. (see further information on public speaking below.)

The local ward member will be invited to start the debate (see further information on the role of the local ward member below.)

The Committee will then debate the matter.

Officers are invited to comment if they wish and respond to any outstanding questions.

The local ward member is then invited to close the debate.

The Committee then votes on whatever recommendations are proposed.

Public Speaking

The public will be permitted to speak at meetings of the Committee when the following criteria are met:

- a) the application on which they wish to speak is for decision at the planning and regulatory committee
- b) the person wishing to speak has already submitted written representations within the time allowed for comment
- c) once an item is on an agenda for planning and regulatory committee all those who have submitted representations will be notified and any person wishing to speak must then register that intention with the monitoring officer at least 48 hours before the meeting of the planning and regulatory committee
- d) if consideration of the application is deferred at the meeting, only those who registered to speak at the meeting will be permitted to do so when the deferred item is considered at a subsequent or later meeting

- e) at the meeting a maximum of three minutes (at the chairman's discretion) will be allocated to each speaker from a parish council, objectors and supporters and only nine minutes will be allowed for public speaking
- f) speakers may not distribute any written or other material of any kind at the meeting
- g) speakers' comments must be restricted to the application under consideration and must relate to planning issues
- h) on completion of public speaking, councillors will proceed to determine the application
- i) the chairman will in exceptional circumstances allow additional speakers and/or time for public speaking for major applications and may hold special meetings at local venues if appropriate.

Role of the local ward member

The ward member will have an automatic right to start and close the member debate on the application concerned, subject to the provisions on the declaration of interests as reflected in the Planning Code of Conduct (Part 5 section 6).

In the case of the ward member not being a member of the Committee they would be invited to address the Committee for that item.

In the case of the ward member being a member of the Committee they move to the place allocated for the local ward member to sit, do not vote on that item, and act as the ward member as set out above.

To this extent all members have the opportunity of expressing their own views, and those of their constituents as they see fit, outside the regulatory controls of the Committee concerned.

Minutes of the meeting of Planning and regulatory committee held at Council Chamber, The Shire Hall, St Peter's Square, Hereford, HR1 2HX on Wednesday 10 October 2018 at 10.00 am

Present: Councillor PGH Cutter (Chairman)
Councillor J Hardwick (Vice-Chairman)

Councillors: BA Baker, PJ Edwards, TM James, FM Norman, AJW Powers, A Seldon, NE Shaw and SD Williams

In attendance: Councillors PD Newman OBE and D Summers

52. APOLOGIES FOR ABSENCE

Apologies were received from Councillors KS Guthrie and WC Skelton.

53. NAMED SUBSTITUTES

None.

54. DECLARATIONS OF INTEREST

Agenda item 7: Unit 10, Walkers Green, Marden

Councillor Baker declared a non-pecuniary interest as a resident of Marden.

Agenda item 8: 3 Rocklands Cottages Bearwood Cottage Lane Goodrich

Councillors Cutter and Hardwick declared non-pecuniary interests as members of the Wye Valley AONB Joint Advisory Committee.

Councillor Newman declared a non-pecuniary interest as a Herefordshire Council nominated Director of Coppett Hill Trust Ltd.

55. MINUTES

RESOLVED: That the minutes of the meeting held on 27 September 2018 be approved as a correct record and signed by the Chairman.

56. CHAIRPERSON'S ANNOUNCEMENTS

It was reported that following a change to the political proportionality of the Council, the It's Our County Group had ceded one seat on the Committee to the Herefordshire Independent Group. Councillor Seldon would therefore be leaving the Committee.

The Chairperson thanked Councillor Seldon for his contribution to the Committee.

57. 174246 - WILLEY COTTAGE FARM, WILLEY, PRESTEIGNE, LD8 2ND

(Proposed erection of an agricultural building for free range egg production with associated feed bins and egg packing and storage building.)

The Development Manager (DM) gave a presentation on the application.

In accordance with the criteria for public speaking, Mr M Temple, a local resident, spoke in objection. Mr S Harison, the applicant's agent, and Mr G Hodnett, the applicant's son spoke in support.

The Chairperson reported that the local ward member was unable to attend the meeting.

In the Committee's discussion of the application the following principal points were made:

- A balance had to be struck between farming and tourism. Farming contributed to the environment that encouraged tourism.
- The application had clearly been thoroughly assessed and was a sound application.
- Clarification was sought on the perimeter fencing and whether this would be stock proof, a concern raised by the public speaker in objection to the application. The DM commented that the application site lay some distance north of the speaker's property and was not contiguous. He did not consider that a condition would be appropriate. In response a Member asked if the application were approved if the decision notice could encourage dialogue between the applicant and neighbours.
- The application was an extension with little visual impact.
- The Transportation Manager considered the proposal to be acceptable.
- The Parish Council supported the proposal.
- It was noted that condition 11 required passing places along the C1064 approval for which would have to be granted by Powys County Council and clarification was sought on how this process would be managed. The Lead Development Manager (LDM) commented that cross-border issues of this nature were dealt with in a straightforward manner. The applicant would apply to Powys CC. Herefordshire Council would be consulted. The proposed condition prevented development until the passing places had been established..
- The route to and from the site was a recognised National Cycle Route(NCR 25) and information was sought on the development's effect on the route. It was also asked if Powys CC could be asked to designate the route as a quiet lane.
- It was asked in relation to condition 5 relating to the external lighting scheme if the authority could consult with the National observatory on the detail of the scheme. The LDM suggested that an informative could be added requesting the applicant to undertake an informal consultation with the observatory, noting that the council would be undertaking a formal consultation as part of the consideration of the scheme.
- As an environmental permit was not required from the Environment Agency for a scheme of the size proposed, the council would be responsible for the enforcement of the proposed manure management plan including the impact on water quality from manure spreading. It was asked how this would be managed and what account that plan would take of off-site spreading.
- The DM confirmed that the MMP would deal with off-site spreading. The proposed condition was to ensure compliance with the MMP.

The LDM commented that the enforcement team would be responsible for enforcing the condition, drawing on external expertise as necessary. Action could be taken if the applicant were to be found in breach of conditions.

- The Lime Brook was a tributary to the River Lugg. The Lugg catchment was above the legal limit for phosphates so any development had to prove that it would be a positive contribution to improving that situation. No such assurance was provided.

The DM commented that the ecologist's report referred to at paragraph 4.7 of the officer report had considered these impacts.

- There was no reference to air particulates the cumulative impact of which on public health within the county was of growing concern.
- Proposals of this nature had a damaging effect on the landscape, tourism and walking and cycling, and created odours with an adverse effect on amenity, and pollution, including run-off into the River Lugg. These concerns had not been addressed.
- The impact of the proposed level of water extraction was questioned.
- A member highlighted the small nature of the proposal considering that it could be readily accommodated within the farm and questioned whether there were planning grounds on which to refuse it.

The LDM commented in relation to landscape impact that discussions had resulted in improvement, with the unit being brought closer to the main farm complex. Regarding water extraction the Council had commissioned an independent hydrogeological assessment report on the applicant's submission. This had concluded that the proposal was acceptable and no risk to existing water supplies.

Councillor Edwards proposed and Councillor Baker seconded a motion that the application be approved in accordance with the printed recommendation with an additional informative relating to the external lighting scheme. The motion was carried with 8 votes in favour, 1 against and 1 abstention.

RESOLVED: That planning permission be granted subject to the following conditions and any other conditions considered necessary by officers named in the Scheme of Delegation to Officers:

1. **A01 Time limit for commencement (full permission)**
2. **B01 Development in accordance with the approved plans**
3. **C09 Details of cladding**
4. **The development hereby approved shall be carried out in accordance with the approved landscaping scheme as shown on drawing number IPA21490-11A (Landscape Proposals) dated October 2017. New planting shall be carried out concurrently with the development hereby permitted and shall be completed no later than the first planting season following the completion of the development. The landscaping shall be maintained for a period of 5 years. During this time, any trees, shrubs or other plants which are removed, die or are seriously retarded shall be replaced during the next planting season with others of similar sizes and species unless the Local Planning Authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5-year maintenance period.**

Reason: To ensure a satisfactory appearance to the development in the landscape, in accordance with policies SS6, LD1, RA6 and SD1 of the Herefordshire Local Plan Core Strategy 2011-2031.

- 5. No external lighting shall be installed unless a detailed external lighting design scheme has been submitted to and approved in writing by the Local Planning Authority. The external lighting scheme shall identify measures to avoid impacts on nocturnal wildlife. The development shall be carried out in accordance with the approved details.**

Reason: To safeguard the character and amenities of the area and to comply with Policy SD1 of the Herefordshire Local Plan- Core Strategy and the National Planning Policy Framework.

- 6. The buildings hereby permitted shall only be used as free range egg production units and not for any other form of poultry related production (e.g. broilers or turkeys)**

Reason: The processes / activities associated with different forms of poultry related production give rise to materially different environmental impacts that would require further assessment.

- 7. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (As amended) and the Town and Country Planning (General Permitted Development) Order 2015 as amended or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification, the premises shall not be used for any purpose other than that hereby authorised.**

Reason: To enable the Local Planning Authority to give further consideration to the acceptability of any proposed future use and to comply with Policies SD1 and MT1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 8. The development hereby approved shall be carried out in accordance with the Manure Management Plan prepared by McCartneys for Willey Cottage Farm dated October 2017 unless otherwise agreed in writing with the local planning authority.**

Reason: In the interests of pollution prevention and to safeguard the water quality of the area and to comply with Policies SD3 and SD4 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 9. All manure moved off site must be in covered and sealed trailers.**

Reason: In the interests of pollution prevention and to safeguard the residential amenities of occupiers of dwellinghouses and to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework

- 10. The number of birds per flock shall not exceed 16,000 in any single 60 week flock cycle.**

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining Highway in accordance with Policy MT1 of the

Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework

- 11. No development shall commence on site in connection with this approval until a scheme for the provision of passing places along the C1064 have been provided and formally authorised in writing in terms of size, design and construction specification by Powys County Council.**

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway, and to comply with Policy MT1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 12. H03 Visibility splays**
- 13. H13 Access, turning area and parking**
- 14. H18 On site roads - submission of details**
- 15. H31 Outline Travel Plan**
- 16. The recommendations set out in the ecologist's report from Craig Emms dated October 2017 should be followed unless otherwise agreed in writing by the local planning authority. Prior to commencement of the development, a habitat/species protection and enhancement scheme should be submitted to and be approved in writing by the local planning authority, and the scheme shall be implemented as approved. An appropriately qualified and experienced ecological clerk of works should be appointed (or consultant engaged in that capacity) to oversee the ecological mitigation work.**

Reason: To ensure that all species are protected having regard to the Wildlife and Countryside Act 1981 (with amendments and as supplemented by the Countryside and Rights of Way Act 2000), the Natural Environment and Rural Communities Act 2006 and the Conservation of Habitats and Species Regulations 2010 (and 2012 amendment). To comply with Policies LD2 and LD3 of the Herefordshire Local Plan - Core Strategy the National Planning Policy Framework.

INFORMATIVES:

- 1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.**
- 2. I05**
- 3. I45**
- 4. Informative re lighting in consultation with Observatory**

(The meeting adjourned between 11 am to 11.10 am.)

58. 181296 - UNIT 10, WALKERS GREEN, MARDEN, HEREFORD, HR1 3DN

(Change of use of unit 10 from A1 to B2 (retrospective).)

The Enforcement Officer gave a presentation on the application, and updates/additional representations received following the publication of the agenda were provided in the update sheet, as appended to these minutes.

In accordance with the criteria for public speaking, Mr G Lloyd, of Marden Parish Council spoke on the Scheme. He clarified that the Parish Council was not opposed to the current use but was concerned about the proposal to grant B2 use rather than B1 and how it would be ensured that there was a reversion to the original A1 use if there was a change in ownership. Mrs J Lloyd, a local resident, spoke in objection. Ms D Jones, the applicant, spoke in support.

The Chairperson reported that the local ward member, Councillor KS Guthrie, was unable to attend the meeting. She had made a submission. He read this to the meeting.

In summary this made the following points.

- There was a high level of support for the application. However, she had requested that it be considered by the Committee because: the application was retrospective, some residents who lived adjacent to the site had raised concerns regarding noise, smell and disturbance at night, and Marden Parish Council had concerns about the change of use from A1 to B2 general industrial use in conflict with the Marden NDP Policy 7 c) d) e) & f)
- She was very concerned about the impact on the amenity of the next door neighbours and the surrounding residential area. There were no conditions on the hours of operation, contrary to Marden NDP Policy M7 d).
- If the Committee was minded to approve the application then conditions on hours of operation - especially restrictions on antisocial hours from 11 pm to 8 am should be imposed to protect residential amenity.

In the Committee's discussion of the application it was questioned whether the use was B1 rather than B2 as proposed and what conditions could be imposed on hours. A suggestion was also made that a temporary permission might be appropriate to allow the impact on amenity to be assessed.

Councillor Seldon proposed and Councillor Shaw seconded a motion that consideration of the application be deferred to allow the matters that had been raised to be assessed. This was agreed unanimously.

RESOLVED: That consideration of the application be deferred pending further information.

59. 182086 - 3 ROCKLANDS COTTAGES, BEARWOOD COTTAGE LANE, GOODRICH, HEREFORDSHIRE, HR9 6JQ

(Proposed ancillary annexe.)

The Development Manager gave a presentation on the application, and updates/additional representations received following the publication of the agenda were provided in the update sheet, as appended to these minutes.

In accordance with the criteria for public speaking, Mr M Rowberry of Goodrich and Welsh Bicknor Group Parish Council spoke in opposition to the Scheme. Mr P

Chatterton, Company Secretary to Coppett Hill Common Trust, spoke in objection. Mr A Fisher, the applicant, spoke in support.

In accordance with the Council's Constitution, the local ward member, Councillor PD Newman, spoke on the application.

He made the following principal comments:

- He highlighted the beauty of the location within the Wye Valley AONB and the importance of tourism to the area's economy.
- The draft Neighbourhood Development Plan was due to gain weight within some 4 weeks. The proposal was contrary to that Plan. Weight should be given to the Plan.
- An original application had been made to develop a new dwelling in the open countryside. There had been no reference to it being an ancillary dwelling. This application had been refused by officers.

A revised application had subsequently been submitted for an ancillary annexe. However, the application was the same as the original one, a two storey dwelling, on the same footprint. A single storey structure on the existing footprint would provide adequate accommodation. The proposal was a rebranding. It was unacceptable in such a sensitive, protected location.

- There was concern that approval would set a precedent, permitting all the scattered properties along Coppett hill to be interspersed with substantial two storey new build structures described as annexes.
- He opposed the application.

In the Committee's discussion of the application the following principal points were made:

- Whilst there was sympathy for personal circumstances, it was questioned why a separate structure was being proposed rather than an extension to the existing dwelling.
- Regard had to be had to the importance of the landscape and the risk of setting a precedent for development.
- The Lead Development Manager confirmed that the Neighbourhood Development Plan was at Regulation 14 Stage. No weight could be given to it until it had completed Regulation 16 Stage.
- The DM commented in response to points raised that the proposal was for a new build not a conversion of the existing garage. He did not have the information to say whether there were any constraints preventing an extension to the existing dwelling. The question to be considered was whether the proposed building was of sufficiently modest scale to be considered ancillary.

There was no formula or guidance as to what floor area might qualify as an annexe. It was a matter for the decision maker to determine having regard to the size of the dwelling, constraints of the site and relationship to the existing dwelling.

The revised scheme reduced the ridge height to 5.3m which he considered limiting in terms of potential for future use as a self-contained separate dwelling. It had an appropriate and reasonable relationship to the existing property.

He also considered that the constraints of the site and its access militated quite strongly against, and gave the authority the ability to resist, any future speculative attempt to create a dwelling or holiday accommodation.

It had also been indicated on behalf of the Coppett Hill Trust that there would be potential legal barriers to such development.

In relation to a suggestion that permitted development rights should be removed he undertook to investigate the need for such a provision, in particular in relation to an extension to the side or the roof of the annexe. He had not included such a provision in the list of recommendations because as the site was within an AONB that meant that a number of restrictions on development were automatically in place.

The local ward member was given the opportunity to close the debate. He reiterated his concerns about the proposal being for a 2 storey development and its description as an annexe, noting also how soon it would be possible to give weight to the NDP.

Councillor Edwards proposed and Councillor Hardwick seconded a motion that the application be approved in accordance with the printed recommendation. The motion was carried with 6 votes in favour, 4 against and no abstentions.

RESOLVED: That planning permission be granted subject to the following conditions and any other conditions considered necessary by officers named in the Scheme of Delegation to Officers:

1. **A01 Time limit for commencement (full permission)**
2. **B01 Development in accordance with the approved plans (Drawing Nos. 809 PL02 Rev A)**
3. **C01 Samples of external materials**
4. **CG3 Roofing Materials**
5. **F08 No conversion of garage to habitable accommodation**
6. **F13 Restriction on separate sale**
7. **F28 Occupation ancillary to existing dwelling only (granny annexes)**
8. **G04 Protection of trees/hedgerows that are to be retained**
9. **H27 Parking for site operatives**
10. **I16 Restriction of hours during construction**
11. **Unless otherwise agreed in writing by the Local Planning Authority; as advised by the applicant in an email ("Subject: Re: 182086 - 3 Rocklands Cottage" dated 17th August 2018,) foul water shall be managed through connection to the existing septic tank that discharges final outfall through a soakaway drainage field.**

Reason: In order to comply with Habitat Regulations 2017, National Planning Policy Framework, NERC Act 2006 and Herefordshire Local Plan Core Strategy policies LD2 and SD4.

12. **Prior to first use of the new annexe evidence (such as photos/signed Ecological Clerk of Works completion statement) of the suitably placed installation of at least two bat roosting enhancements and two bird nesting boxes built in to, or attached to the new annex should be supplied to and acknowledged by the local authority; and shall be maintained hereafter as approved unless otherwise agreed in writing by the local planning authority. External habitat boxes should be made of a long-lasting material. No external lighting should illuminate any habitat enhancement feature, adjacent track or habitat.**

Reason: To ensure that all species are protected and habitats enhanced having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats, &c) Regulations 1994 (as amended) and Policy LD2 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework, NERC Act 2006 and Dark Skies Guidance Defra/NPPF 2013

13. CE6 Efficient use of water

INFORMATIVES:

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations. Negotiations in respect of matters of concern with the application (as originally submitted) have resulted in amendments to the proposal. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. N11C General

60. DATE OF NEXT MEETING

The Planning Committee noted the date of the next meeting.

Appendix - Schedule of Updates

The meeting ended at 12.23 pm

Chairman

PLANNING COMMITTEE

10 October 2018

Schedule of Committee Updates/Additional Representations

Note: The following schedule represents a summary of the additional representations received following the publication of the agenda and received up to midday on the day before the Committee meeting where they raise new and relevant material planning considerations.

SCHEDULE OF COMMITTEE UPDATES

181296 - CHANGE OF USE OF UNIT 10 FROM A1 TO B2 (RETROSPECTIVE) AT UNIT 10, WALKERS GREEN, MARDEN, HEREFORD, HR1 3DN

For: Ms Jones per Ms Dawn Jones, 59 St Andrews Close, Moreton-On-Lugg, Hereford, Herefordshire HR4 8DB

ADDITIONAL REPRESENTATIONS

OFFICER COMMENTS

Amendment to condition 1 to ensure precision and enforceability in line with the NPPF and NPPG

CHANGE TO RECOMMENDATION

Amended condition 1

1. The building unit which is the subject of this application shall be used by Ms Dawn Jones for the prescribed business purpose stated within the application and for no other purpose including any other purpose within Class B2 of the Schedule of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification. On the departure of the use i.e. Old Granary Pierogi, from the premises, the Class usage of B2 shall revert back to its former use as an A1 retail unit

182086 - PROPOSED ANCILLARY ANNEXE AT 3 ROCKLANDS COTTAGES, BEARWOOD COTTAGE LANE, GOODRICH, HEREFORDSHIRE, HR9 6JQ

For: Mr Fisher per Mr David Kirk, Coppice View, 100 Chase Road, Ross-On-Wye, Herefordshire, HR9 5JH

ADDITIONAL REPRESENTATIONS

Upon request, the Tree Officer carried out a further site visit and confirms that no trees of any amenity value will be affected by the proposal. It may be necessary to carry out some work to a lateral branch on the semi-mature tree closest to the building

NO CHANGE TO RECOMMENDATION

MEETING:	PLANNING AND REGULATORY COMMITTEE
DATE:	21 November 2018
TITLE OF REPORT:	181975 - PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 3 NO. SELF-BUILD DWELLINGS AND ASSOCIATED WORKS AT LAND AT STONE FARM, FELTON, HEREFORDSHIRE, HR1 3PW For: Mr Abell per Mr Matt Tompkins, Thornbury House, 18 High Street, Cheltenham, GL50 1DZ
WEBSITE LINK:	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=181975&search=181975
Reason Application submitted to Committee – Redirection	

Date Received: 25 May 2018

Ward: Three Crosses

Grid Ref: 357438,248723

Expiry Date: 7 September 2018

Local Member: Councillor JG Lester

1. Site Description and Proposal

- 1.1 The application site ('The Site') is located at Crozen, a hamlet to the north of the C1118. The Site is approximately 800m west of the A417, 1.35km from Ullingswick and 2.9km north-west of Burley Gate. It is equidistant from the market town of Bromyard and city of Hereford being 9.2km from both.
- 1.2 The Site comprises two parcels of land; a small area on the corner of the southern point of the Stone Farm Complex and the field to the immediate east of Stone Farm. In total the Site area is 0.7ha. The Site is generally flat and has mature hedgerow boundaries, with a post and wire fencing to the south west boundary adjacent to Stone Farm.
- 1.3 The wider area is made up of a matrix of large arable and pastoral fields bound by hedgerow and trees traversed by a network of 'C' and 'U' roads.
- 1.4 Stone Farm is a detached brick farmhouse, with an oast house and threshing barn converted into dwellings under permission 143076/F.
- 1.5 A public bridleway runs along the northern boundary which is also part of the Three Rivers Ride.
- 1.6 The proposal is for three self build dwellings, one is proposed as a two bed (in the corner plot) and two as three bedroom and study on the site adjacent to Stone Farm. The two bed is of a cottage style with brick and cladding under a slate roof, and the two three beds are proposed to be of a barn style with stone under a slate roof. Three car parking spaces are to be provided for each dwelling, along with cycle storage.

Further information on the subject of this report is available from Mrs G Webster on 01432 260139

- 1.7 To the area to the rear of the larger plot of land there is a traditional orchard proposed and new native woodland planting along the boundaries. The proposed site layout plan is shown below:



2. Policies

2.1 Herefordshire Local Plan – Core Strategy

The following policies are considered to be of relevance to this application:

- SS1 - Presumption in Favour of Sustainable Development
- SS2 - Delivering New Homes
- SS3 - Releasing Land for Residential Development
- SS4 - Movement and Transportation
- SS6 - Environmental Quality and Local Distinctiveness
- RA1 - Rural Housing Strategy
- RA2 - Housing in Settlements Outside Hereford and the Market Towns
- RA3 - Herefordshire’s Countryside
- RA4 - Agricultural, forestry and rural enterprise dwellings
- RA6 - Rural Economy
- H1 - Affordable housing – thresholds and targets
- H2 - Rural exception sites
- H3 - Ensuring an appropriate range and mix of housing
- MT1 - Traffic Management, Highway Safety and Promoting Active Travel
- LD1 - Landscape and Townscape
- LD2 - Biodiversity and Geodiversity
- LD3 - Green Infrastructure
- SD1 - Sustainable Design and Energy Efficiency
- SD3 - Sustainable Water Management and Water Resources
- SD4 - Wastewater Treatment and River Water Quality

The Core Strategy policies together with any relevant supplementary planning documentation can be viewed on the Council’s website by using the following link:-

https://www.herefordshire.gov.uk/info/200185/local_plan/137/adopted_core_strategy

2.2 The National Planning Policy Framework (NPPF)

1. Introduction
2. Achieving sustainable development
4. Decision-making
5. Delivering a sufficient supply of homes
6. Building a strong, competitive economy
9. Promoting sustainable transport
12. Achieving well design places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the historic environment

2.3 Ocle Pychard Neighbourhood Development Plan

The Ocle Pychard Group Parish was designated as a Neighbourhood Area on the 3rd May 2016. The draft Neighbourhood Development Plan was sent for Independent Examination on the 22nd May 2018. At the time of writing the Examiners report is awaited. At this stage it is considered the draft plan carries moderate weight for the purposes of decision taking. The following policies are considered to be relevant:

- OPG1 – Sustainable development
- OPG2 – Development needs and requirements
- OPG6 - Ullingswick
- OPG11 – Natural environment
- OPG13 – Design & access

https://www.herefordshire.gov.uk/download/downloads/id/13803/neighbourhood_development_plan_march_2018.pdf

3. **Planning History**

3.1 The following applications are considered to be relevant to this proposal:

- 3.2 181978 - Proposed residential development comprising 8 no. dwellings and associated works (4 no. affordable dwellings, 3 no. self-build dwellings and 1 no. open market dwelling) – *This application is being considered concurrently and is a separate item on this agenda*
- 3.3 164021 - Change of use of agricultural building to B1 use – Approved
- 3.4 143076 - Proposed conversion of two agricultural buildings to two dwellings - Approved

4. **Consultation Summary**

Statutory Consultations

4.1 Welsh Water – No objection

Internal Council Consultations

4.2 Traffic Manager

Traffic Generation

Information on traffic generation is not required due to the nature of the proposed development. The erection of three dwellings is not expected to have a material impact on the operation of the local highway network.

Site Location and Access

The application site is located to the north of the C1118, approximately 700m to the west of the A417 in Felton. The C1118 has a width of approximately 3.4m near the application site and a speed limit of 60mph is in place. A site visit was undertaken on 02/08/2018 during which it was observed that actual vehicle speeds are lower than the 60mph speed limit due to the rural nature of the road.

Plot 1 will be accessed via an existing access, while Plots 2 and 3 will be accessed via a new access road to the east adjacent to the existing Stone Farm. The applicant has submitted a TS which includes visibility splays from the existing access and the proposed new access. The applicant commissioned an ATC survey which was used to calculate the 85th percentile speed along the C1118 of 31.6mph. Based on a vehicle speed of 31.6mph the visibility is in keeping with the MfS2 standards. During the site visit it was observed that visibility at the proposed access locations is suitable as the actual vehicle speeds are considerably lower than 60mph.

Parking, Turning and Manoeuvring

The applicant has submitted a TS which states that 2 car parking spaces are to be provided per dwelling, this is in keeping with Herefordshire's parking standards.

The applicant has also provided swept path assessments which illustrate that vehicles can safely enter and exit the proposed dwelling from the public highway.

Public Rights of Way

The closest PROW to the site are a public bridleway approximately 100m north of the site which runs from east to west, there is also a public footpath approximately 150m to the south.

Drainage

The applicant has submitted a plan (drawing no. 1106-00-DR-008) which specifies the proposed drainage arrangements. The applicant should ensure that no water discharges onto the carriageway.

Waste Collection

In the submitted TS it states that waste is to be collected kerbside from the C1118, this is the current arrangement for the other residential properties in the area.

Section 278

The proposed site access arrangements would require works on existing adopted highway and a Section 278 agreement would be required.

Any proposed works on the existing highway including site access works will require a Section 278 Agreement. Any works on the public highway should be conditioned to be completed prior to occupation.

Recommendation

The applicant has commissioned ATC surveys which demonstrate that visibility from the accesses is in keeping with guidance based on an 85th percentile speed of 31.6mph. The level of development is not expected to impact on the operation of the local highway network.

4.3 Conservation Manager – Landscape

Initial comments received read as follows:

Having visited the site and read the Outline Landscape and Visual Appraisal I have the following comments to make:

- The site lies within open countryside and is physically and visually separate from the small cluster of dwellings situated at Crozen.
- Whilst on plan form the proposed two dwellings appear adjacent to existing built form at Stone Farm, the topographic plan shows that the site of the dwellings is on land approximately 5m higher than Stone farmhouse and therefore would not read as one within the local landscape.
- The proposed single dwelling whilst relating more closely to the farmstead, due to its position at the forefront of the cluster of buildings could potentially detract from the farmhouse and with the loss of vegetation; harm the landscape setting of the farmstead.
- The proposed access will result in loss of the roadside hedgerow, a key characteristic of the landscape character type; Principal Settled Farmlands. The extent of hedgerow has not been set out within the appraisal; however its impact should be factored into the overall assessment of effects.
- The bridleway Three Rivers Ride runs parallel with the northern site boundary, with PROW FL5 and 6 to the south as stated within the appraisal there is potential for adverse visual effects and whilst I consider the visual effects of the development on views from the south could be mitigated, I am not satisfied that what is proposed would mitigate views from the bridleway.
- The development will therefore constitute the domestication of the rural, open countryside, with the loss of prominent hedgerow, resulting in an adverse impact upon landscape character. These changes as a result of the development will have an adverse impact upon visual amenity from nearby PROW's and therefore does not comply with policies LD1 and SS6 of the Core Strategy.

Further comment received 7th September 2018

Having re-read my comments and reviewed the landscape strategy. I would suggest that what is being proposed in the way of landscaping is extensive:

In terms of landscape it goes some way to mitigating the harm; for example the proposed planting compensates to a degree for loss of mature onsite vegetation such as hedgerows. However this proposed planting cannot mitigate fully the impact on landscape character; it is a site within open countryside; the development will therefore result in the domestication of a pastoral landscape as well as the loss of hedgerow; a key characteristic of this landscape type, these changes are permanent.

The mitigation will also reduce adverse visual effects from the PROW to the north of the site but will not mitigate adverse effects from the south.

I would therefore conclude the mitigation proposed is substantial and whilst this is welcomed it cannot however fully mitigate the adverse effects upon landscape character and visual amenity.

4.4 Conservation Manager – Ecology

In most terms this application should be considered as being a unified application with 181978 as they share land owner, agent, boundaries, ecological links, field patterns, and in Habitat Regulation Assessment terms at least should be considered as one application for 'cumulative' effects. I am unsure why these two applications have been submitted and are being considered separately.

Strategy - In relation to application 181975

The site falls within the River Wye SAC Catchment and the identified Likely Significant Effects under the required Habitat Regulations Assessment are Foul Water (in particular Phosphate discharges that are not managed through a normal Package Treatment Plant system) and potential surface water discharges. In order to ensure that these 'Likely Significant Effects' are

Further information on the subject of this report is available from Mrs G Webster on 01432 260139

mitigated through the planning system it is necessary for this LPA to be assured and be able to reasonably condition that the outfall from proposed PTPs will be managed through a soakaway drainage field on land under the applicant's control and that proposed PTP has NO direct outfall in to any local watercourse, stream or culvert.

I note that the applicant has inferred that final outfall to soakaway is proposed but this has not been made explicitly clear or identified on supplied plans and so would not appear to be part of the plans that would be approved by any planning. The applicant is requested to formally confirm that they are happy to accept the inclusion of a Condition requiring that PTP final outfall discharge to a soakaway drainage field takes place (unless otherwise agreed by this LPA) can be included in any final planning consent granted. A suggested Condition is given below.

Considering the 'in combination' effects of this application and 181978 NO direct outfall from foul water treatment systems would be considered acceptable if soakaway drainage fields are not practicable. The EN standard for treatment systems does not consider Phosphate (Phosphorous) discharges and so is not relevant in this circumstance, likewise the Environment Agency's discharge licence system does not consider the Phosphate discharges and 'likely significant effects' on the River Wye SAC so grant of a licence by the EA is not a relevant factor in any HRA process this LPA is required to consider.

I note that part of the proposed landscape mitigation that also has ecological connections is the proposed Green Infrastructure scheme that includes an Orchard area of semi-standard fruit trees. These semi-standard orchards are not the truly 'classic' traditional orchard associated with the County or wildlife but should with appropriate sourcing of trees and secured long-term management benefit the local character and wildlife.

To secure full establishment and long term retention and viability of the orchard area a relevant Condition should be included based on the realistic time it takes to raise a 'traditional' or semi-standard orchard to maturity.

4.5 Land Drainage Engineer

As there are no watercourses or public sewers within the vicinity of the site, we request that infiltration testing is undertaken in accordance with BRE365 (this should including determining that the groundwater level is a minimum of 1m below the base of any proposed infiltration features) for surface water disposal prior to the council granting planning permission to ensure there is a solution for disposal of surface water runoff.

Once the above information has been submitted and approved, should the Council be minded to grant planning permission, the following information should be provided within suitably worded planning conditions:

- Provision of a detailed drainage strategy that demonstrates that opportunities for the use of SUDS features have been maximised, where possible, including use of infiltration techniques and on-ground conveyance and storage features;
- A detailed surface water drainage strategy with supporting calculations that demonstrates there will be no surface water flooding up to the 1 in 30 year event, and no increased risk of flooding as a result of development between the 1 in 1 year event and up to the 1 in 100 year event and allowing for the potential effects of climate change;
- Evidence that the Applicant is providing sufficient on-site attenuation storage to ensure that site-generated surface water runoff is controlled and limited to agreed discharge rates for all storm events up to and including the 1 in 100 year rainfall event, with an appropriate increase in rainfall intensity to allow for the effects of future climate change;
- A detailed foul water drainage strategy showing how foul water from the development will be disposed of in line with our comments above;

- Confirmation of the proposed authority responsible for the adoption and maintenance of the proposed drainage systems.

4.6 Neighbourhood Planning Manager

The Ocle Pychard Group NDP is currently at examination and should be afforded moderate weight. We received one objection during Regulation 16 consultation however this was in reference to the two settlements of Felton and Crozen, which are not identified settlements within the Core Strategy.

4.7 Housing Officer

The above site is situated within the parish of Felton and whilst it is near the parish of Burley Gate it is not within or adjacent to the settlement and therefore sits in open countryside.

My comments therefore relate to Policy RA3 which states that residential development will be limited to proposals which satisfy seven listed criteria. With regards to this application I refer to criteria 5 "is rural exception housing in accordance with Policy H2".

The applicant is proposing affordable housing, open market and self-build. Self build is a product not a tenure and therefore it can be an option for both open market and affordable housing. In order for me to support this application the applicant would need to demonstrate that their proposals are in accordance with Policy H2 and that this planning application could assist in meeting a proven local need for affordable housing.

5. Representations

5.1 Ocle Pychard Group Parish Council

Following their meeting last night the Parish Council would like to object to both the above applications for the following reasons:

- they do not conform to the parish NDP
- they would both fail to conform to Herefordshire Council's RA3 policy
- The weight of traffic on the highway to Stone Farm is already more than is suitable for such a highway. It cannot sustain further weight of traffic.

5.2 Five letters of objection have been received from local residents. In summary the points raised are as follows:

- The site will ruin the area
- How long will the orchard remain, a protected woodland would have been better
- Who will manage and maintain the orchard
- There are farmers in the area who would buy the land to farm if possible - it is not redundant agricultural land
- The local community can't see how it is supposed to benefit the area
- The quality of the agricultural land is fine
- Rough grassland is as good for biodiversity as an orchard
- The picture view from Burley Gate doesn't represent what the eye can see
- Traffic will increase along the narrow lanes
- Additional houses in this location will destroy the countryside
- There are no services anywhere near the site
- Dangerous levels of cars along the narrow roads for walkers and cyclists
- Unsure of the path being introduced from the site to the large agricultural building at Stone Farm

- Not appropriate for the area
- Does not fall into NDP policy
- Self build is not classed as affordable
- There is the source of the brook at Stone Farm

5.3 Six letters of support have also been received. In summary the points raised are as follows:

- Properties well designed and environmentally sound
- Rental properties are difficult to find and this will aid the shortage
- New affordable housing is sought after
- Chance for starter homes in the area
- Like the contemporary design
- Can allow us to settle long term in the area
- The proposal would bring an unused site back into positive use
- New hedgerow / orchard planting will put a lot back into the landscape

5.4 The consultation responses can be viewed on the Council's website by using the following link:-

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=181975&search=181975

Internet access is available at the Council's Customer Service Centres:-

<https://www.herefordshire.gov.uk/government-citizens-and-rights/customer-services-enquiries/contact-details?q=customer&type=suggestedpage>

6. Officer's Appraisal

Policy context and Principle of Development

- 6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states as follows:
"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."
- 6.2 In this instance the adopted development plan is the Herefordshire Local Plan – Core Strategy (CS). The National Planning Policy Framework (NPPF) is also a significant material consideration. It is also noted that the site falls within the Ocle Pychard Group Neighbourhood Area, which has sent their Neighbourhood Development Plan (NDP) to Examination on 22nd May 2018. The Neighbourhood Planning Team have confirmed: "The Ocle Pychard Group NDP is currently at examination and should be afforded moderate weight. We received one objection during Regulation 16 consultation however this was in reference to the two settlements of Felton and Crozen, which are not identified settlements within the Core Strategy."
- 6.3 The strategic Policy SS1 sets out a presumption in favour of sustainable development, reflective of the positive presumption enshrined in the NPPF. SS1 confirms proposals that accord with the policies of the Core Strategy (and, where relevant other Development Plan Documents and Neighbourhood Development Plans) will be approved, unless material considerations indicate otherwise.
- 6.4 The matter of housing land supply has been the subject of particular scrutiny in a number of recent appeal inquiries and it has been consistently concluded that the Council is not able to demonstrate a 5 year supply of housing land. Therefore, policies relevant to the supply of housing are, in accordance with paragraph 74 of the NPPF, out-of-date. However, this does not render such policies an irrelevance and they may still be afforded some weight. For the avoidance of doubt, Inspectors have determined that CS policies SS2, SS3, RA1 and RA2 are all relevant to the supply of housing in the rural context.

- 6.5 The preamble to RA2 – Housing in settlements outside Hereford and the market towns states: *“Within these settlements carefully considered development which is proportionate to the size of the community and its needs will be permitted.”* The proactive approach to neighbourhood planning in Herefordshire is also noted and that when adopted, Neighbourhood Development Plans (NDPs) will be the principal mechanism by which new rural housing will be identified, allocated and managed.
- 6.6 Crozen is within the group parish of Ocle Pychard, the Neighbourhood Development Plan is currently undergoing Examination. The NDP will, when adopted, form part of the Development Plan. However, it can only be afforded moderate weight in the determination of this application until after the Examiner’s Report is received.
- 6.7 Paragraph 11 of the NPPF sets out that decisions should apply a presumption in favour of Sustainable Development, part d states:

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed;
- or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 6.8 Footnote 7 states that policies are considered out-of-date where the local planning authority cannot demonstrate a five year supply of deliverable housing sites, as stated earlier Herefordshire Council are currently not able to provide a five year supply.

- 6.9 Sustainable development is achieved through three objectives, identified within paragraph 8 of the NPPF:

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

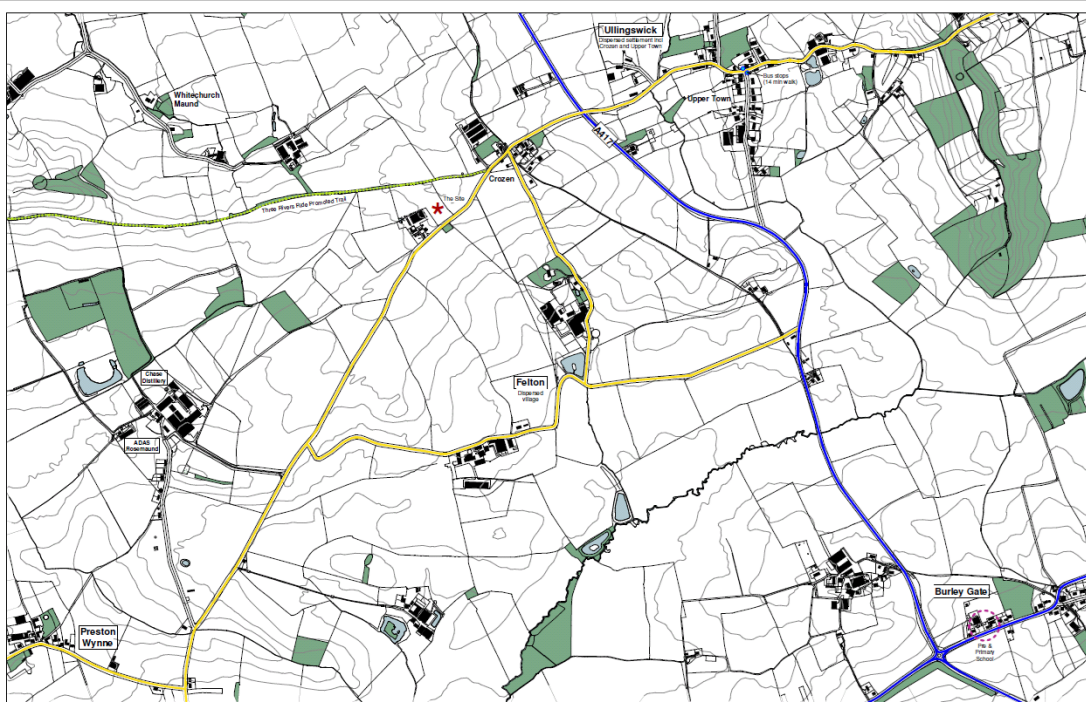
a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

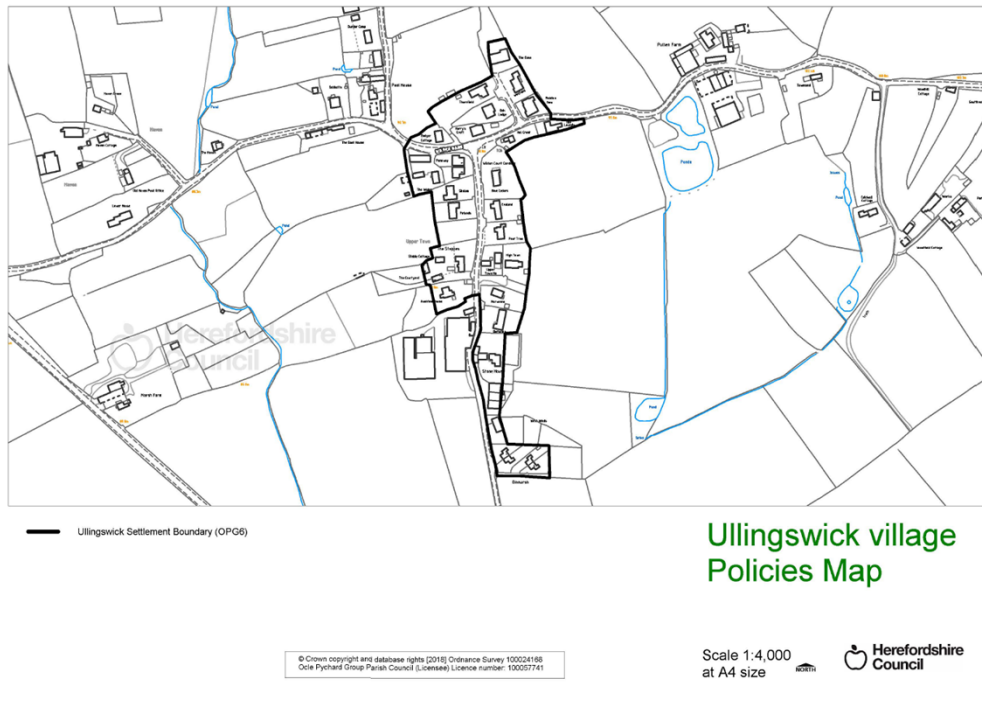
c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 6.10 The site is located adjacent to the small hamlet called Crozen which is not identified as one of the rural settlements within the Bromyard Housing Market Area. Crozen has 7 address points in the cluster of dwellings 335 metres to the north east of the site and there are 4 address points to the south west of the site which are in the converted barns and a former farmhouse. The

location of the site in correlation to surrounding hamlets and villages can be seen in the location plan (the site is marked with a red star) below:



- 6.11 The Local Plan Core Strategy designates Burley Gate as a main focus settlement for proportionate housing growth, reflecting the existing local services and public transport provision. Ocle Pychard and Ullingswick are identified as other settlements where housing is appropriate. Burley Gate is located approx. 2.9km away from the site to the south east. Burley Gate has a number of services within the village including a shop, post office, village hall and a primary school. Ullingswick is approx. 1.35km away from the site but has very limited services, there is no shop, post office or school.
- 6.12 Policy OPG6 of the NDP sets out a Settlement Boundary for Ullingswick village which is the closest to the site, the map can be seen below. It should be noted that the site is to the west of the map shown by some further 750 metres.



- 6.13 Therefore this site and proposal for 3 dwellings lies outside of the settlement boundaries for Burley Gate and Ullingswick and is contrary to Core Strategy Policy RA2 and Ocle Pychard Group Parish NDP policies OPG2 (Regulation 16 draft of the NDP). In light of the progression of the NDP, I am of the view that it should be afforded moderate weight in the determination of this application.
- 6.14 Notwithstanding the fact that the site is outside of the settlement boundary, NDP Policy OPG2 sets out the parameters for the acceptability of development. It is re-produced in full below for ease of reference:

Policy OPG2: Development needs and requirements

A minimum of 36 new dwellings will be delivered throughout the Neighbourhood Area in accordance with the Local Plan Core Strategy. This will be enabled and demonstrated by:

1. **Defining settlement boundaries for Burley Gate, Ocle Pychard and Ullingswick; and**
2. **Allocating a site for housing and a community shop at Burley Gate; and**
3. **Supporting housing and other development in these settlements where this is appropriate in scale and in keeping with their established character; and**
4. **Acknowledging the potential for new residential development in the countryside, outside the defined settlement boundaries, including where this meets the requirements of Local Plan Core Strategy policy RA3 and allied policies.**

In all cases, housing proposals should be able to demonstrate that they are of a type and size that positively contribute to meeting the latest assessment of housing needs, particularly for smaller properties.

- 6.15 Since the site lies within open countryside, the principle of development must also be assessed against Policy RA3. This policy includes a list of exceptions where residential development may be permitted.

- 6.16 These dwellings are identified as being for self build, in order to meet the need of the self build register that is kept by the Council. However, as detailed by the Council's housing officer, criteria 5 of Policy RA3 "is rural exception housing in accordance with Policy H2", Self-build is a product not a tenure and therefore it can be an option for both open market and affordable housing, this means that, of itself, self build does not satisfy any of the criteria set out in Policy RA3 unless a specific undertaking is set out as part of an application that it will deliver affordable homes. The application is not made on a basis that these properties will deliver affordable housing and therefore this application is not considered to be compliant with any of the exceptions stated within Policy RA3.

Highway Matters

- 6.17 Policy MT1 of the Core Strategy and NPPF policies require development proposals to give genuine choice as regards movement. NPPF paragraph 103 requires local planning authorities to facilitate the use of sustainable modes of transport and paragraph 108 refers to the need to ensure developments generating significant amounts of movement should take account of whether safe and suitable access to the site can be achieved for all people and whether improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where *'there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'*(NPPF para. 109).
- 6.18 The nearest bus stop is located in Ullingswick (1.35km away from the site) but the services are limited to once a week on a Wednesday. Leaving Ullingswick at 10.22 am and returning at 13.52pm, therefore not offering a viable option for sustainable travel from the site. There is the potential to use a cycle to travel to Burley Gate but this means cycling along the busy A417 for approx. 2.9km, it is unlikely that any residents would cycle to and from either Bromyard or Hereford due to the distance. This means there is a strong reliance on the use of a private car.
- 6.19 The location of the site is such that it will place a strong reliance on private forms of transport for prospective residents to access local services. Whilst this might be said of many rural locations within Herefordshire, there is no realistic opportunity in this case that a genuine choice would exist to either walk or cycle to local facilities and, as the extracts above show, only a very limited bus service exists. I am therefore of the view that the location of the site is such that it does not comply with the objectives of points 2 and 3 of Core Strategy policy MT1 which seek to promote access to services via modes other than private motorised transport and to reduce short distance car journeys. This is a material consideration that weighs against the proposal.

Landscape Impacts

- 6.20 The site is located clearly within an area of open countryside. It is physically detached from the settlements of Ullingswick and Burley Gate and, whilst both are rural in character, I am of the view that there is a clear and obvious transition from their built form to the open countryside setting that the site occupies. There are long distance views from the site towards the south and it is clear when arriving at the site that this is a very rural area.
- 6.21 Policy RA2 clearly sets out the requirements for a development to be considered part of a settlement, that it is in or adjacent to it and contiguous with built form. Recent appeal decisions have reinforced the requirements of this policy, even in the council's continued absence of a five year housing land supply. Separate Inspectors have dismissed appeals for new residential developments that the council considered to be in the open countryside, noting that *'...numerical distances alone do not explain the site's connection with the village.'* (APP/W1850/W/17/3190468 – The Nest, Moreton Eye); and that it should be considered in terms of *'...how the area is experienced.'* (APP/W1850/W/18/3195418 – The Butte, Cobhall Common)

6.22 Officers are of the opinion that the degree of separation between the proposed site and the villages is such that the development cannot be considered sufficiently integral to the villages to be compliant with the policies stated. Travelling from Burley Gate, one travels along the A417 before turning off towards Felton. Not only is there an appreciable distance between the village and the application site, but there is also an obvious and distinct buffer of open countryside that separates the end of the village from the small cluster of houses adjacent to which the site is located. Similarly one traverses a similar countryside buffer, and the A417, when travelling from Ullingswick.

6.23 The photographs below show views of the site. The first is an area immediately adjacent to Stone Farmhouse and is the location of Plot 1:



6.24 The second shows the main part of the site looking in a north-easterly direction. This is where a further two dwellings will be located with landscape buffering and orchard planting behind. The rural nature of the site is immediately apparent.



6.25 The landscape officer has objected to the scheme and, although acknowledging that there is a large amount of mitigation proposed with additional tree planting of the orchard and hedgerow planting, she states that *“the proposed planting compensates to a degree for loss of mature onsite vegetation such as hedgerows. However this proposed planting cannot mitigate fully the impact on landscape character; it is a site within open countryside; the development will therefore result in the domestication of a pastoral landscape as well as the loss of hedgerow; a key characteristic of this landscape type, these changes are permanent.”*

6.26 The proposal is not considered to accord with Policy LD1 of the Core Strategy. Whilst the mitigation proposed nods towards the landscape character, the introduction of residential development of the nature proposed here is fundamentally at odds with it. The introduction of built form as proposed would introduce development that would cause harm to the landscape character and setting, no matter the extent of the mitigation proposed. This runs contrary to Policy LD1 and the environmental objective towards sustainable development, and officers are of the view that this holds significant weight in the planning balance.

6.27 Furthermore, NDP Policy OPG1 criteria 4 states that developments should:

“...taking all opportunities to protect and enhance the distinctive natural and historic environments, with development avoiding undue loss of visual amenity or impacts on landscape character and biodiversity”

6.28 This proposal, although, providing some enhancements and mitigation through the landscaping proposed does not avoid the undue loss of visual amenity in the area and the impact upon the landscape character surrounding the site.

6.29 It is therefore concluded that the proposal is contrary to the Core Strategy Policy LD1 and the NDP policies OPG1 and OPG11.

Design

6.30 As an over-arching strategic document, the Core Strategy does not provide detailed policy advice about design issues. However, Policy LD1 does advise that development proposals should:

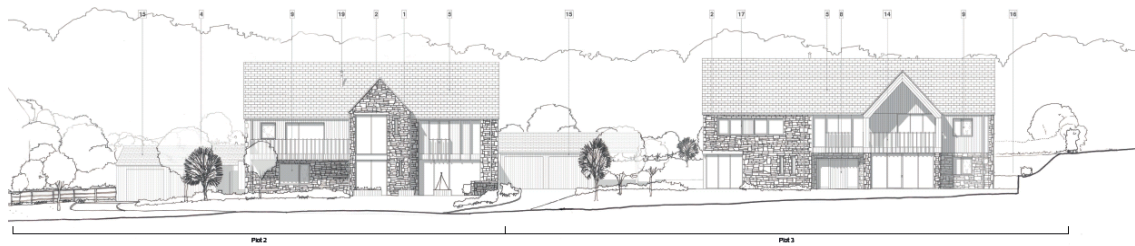
“demonstrate that the character of the landscape and townscape has positively influenced the design, scale nature and site selection, protection and enhancement of the setting of settlements and designated areas;”

6.31 Policy RA2 also provides some assistance and says that housing proposals will be permitted where a series of criteria are met. The third of these reads as follows:

“They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting;”

6.32 Chapter 7 of the NPPF seeks to promote good design. Whilst it is clear that decision takers should not seek to stifle innovative design, paragraph 60 is clear that it is; *“... proper to seek to promote or reinforce local distinctiveness.”*

6.33 It is acknowledged that the proposed dwellings are of a good design and reflect the rural nature of the setting, and reflect the design of the former farm buildings to the west of the site. The use of the materials of cladding, natural stone and slate for the roof mimics that of the materials for agricultural barns. The elevations for plots 2 and 3 are shown below and are representative of the scheme as a whole:



1. Barn 01 & 02 Longitudinal South Elevation



2. Barn 02 West Elevation

3. Barn 02 East Elevation

Material Key

- | | |
|-------------------------------------------|---------------------------------------------------------------------------------------|
| 1. Tumbled local stone wall | 11. Bespoke projecting bay window with bronze zinc roof and cheeks |
| 2. Smooth ashlar stone lintel | 12. Polypowder coated aluminium roof lights |
| 3. Smooth ashlar stone sill | 13. Slimline aluminium glazing and doors |
| 4. Vertical cedar timber boarding | 14. Natural oak balcony with bespoke oak fins and frameless glass balustrade |
| 5. Natural welsh slate roof tiles | 15. Solar slate roof |
| 6. Standing seam zinc roof | 16. Dry stone garden wall / raised planter |
| 7. Galvanneal steel gutters and downpipes | 17. Bespoke solid oak windows with louvred fins and insulated vertical boarded panels |
| 8. Solid oak entrance door | 18. Natural oak framed carport |
| 9. Natural oak casement windows | 19. Stainless steel flue |
| 10. Bespoke solid oak fins | |



Key Plan (NTS)

6.34 Officers are of the view that the design of the proposed dwellings is acceptable and that they comply with planning policy and this is an aspect of the proposal that weighs in favour of the development.

Planning balance & conclusion

6.35 The Local Planning Authority cannot demonstrate a 5 year supply of housing land with requisite buffer. Accordingly paragraph 74 of the NPPF applies. Paragraph 11 seeks to ensure that decisions should be made in presumption in favour of sustainable development, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. Sustainable Development is achieved through the overarching objectives of social, environmental and economic.

6.36 The scheme would provide 3 self build dwellings in the context of an undersupply with the county and this is a factor to which weight should be attributed. In addition, the design of the proposal is of high quality and suitable for the setting of the rural area taking into account the context of the site and therefore should be afforded some weight in favour, although there is some economic benefit to the scheme for the local area this is only of limited weight. Therefore this can tip the balance of the scheme towards in favour of sustainable development.

6.37 However, and as explained above, I am of the view that policies relevant to the supply of housing within the CS retain weight in the determination process. This is on the basis that the spatial strategy envisages that each Neighbourhood Plan Area will demonstrate the ability through an NDP to meet the indicative minimum growth target for the parish. In this instance, although still awaiting the Examiners Report. The NDP allocates 1 site within Burley Gate for 15 dwellings (5 of these will be affordable) and upon adoption will benefit from the 'protection' offered by the Written Ministerial Statement. Officers consider it legitimate, therefore, to give moderate weight to the emerging policies of the NDP at this stage.

6.38 The proposal is located outside of the defined settlement boundary for Ullingswick and Burley Gate and is therefore contrary to Core Strategy Policy RA2 and Ocle Pychard Group Neighbourhood Development Plan Policy OPG2

- 6.39 The landscape mitigation for the site is commended however, it is still such that the mitigation does not outweigh the overall irreversible permanent damage to the landscape and its setting caused by new development in the open countryside. I therefore find that the proposal is also contrary to Core Strategy Policies LD1 and the Ocle Pychard Group Neighbourhood Development Plan Policies OPG1 and OPG11 for the impact upon the landscape.
- 6.40 Placing these conclusions into the overall planning balance (which of course requires the adverse impacts to significantly and demonstrably outweigh the benefits arising) officers are of the view that the proposal is unacceptable. In reaching this conclusion I have also had regard to further representations made by the applicant and their agent regarding what are considered to be similarly located sites in Putley Common but do not find that this provides justification to find in favour of this application. It is noted that there is a material difference in that the NDP for Putley identifies both Putley Common and Putley Green as areas where proportionate growth will be permitted. Whilst the plan is currently at examination, no objections have been lodged in respect of its housing allocation strategy.
- 6.41 Officers acknowledge that there is a requirement to deliver self build properties in the county, however this is not an overriding factor to lead the council to abandon the strategic approach to housing allocation that is set out by policy RA2 of the Core Strategy. The site is considered to be located in the open countryside and the delivery of self-build dwellings is not an exceptional justification as set out by Policy RA3. The location of the site is considered to be unsustainable and therefore in conflict with the NDP and CS policy RA2. Even in the absence of a five year housing land supply, I am of the view that this should be afforded considerable weight.
- 6.42 Officers find that the benefits accruing from the delivery of 3 self build market dwellings and the landscape mitigation proposed is significantly and demonstrably outweighed by the conflict with the NDP, and the Core Strategy Policies RA2, RA3 and LD1 such that the application is recommended for refusal for the reasons set out below.

RECOMMENDATION

That planning permission be refused for the following reasons:

- 1. The proposed development lies beyond the defined settlement boundaries for Ullingswick and Burley Gate, contrary to Policy OPG2 of the emerging Ocle Pychard Group Neighbourhood Development Plan. The applicant has not provided any evidence to suggest that the proposal is to be considered under any exceptional circumstances, other than self build which is not identified as an exceptional circumstance in Policy RA3. It represents development in the open countryside without any exceptional justification and is thus also contrary to Herefordshire Local Plan – Core Strategy Policy RA3. The proposal is at odds with the strategic approach towards housing allocation in the rural areas and as a result, the proposal does not represent a sustainable form of development and is contrary to Policies SS1, SS6, RA2 and RA3 of the Herefordshire Local Plan and the National Planning Policy Framework**
- 2. In light of the conflict with the local planning authority’s approach towards strategic housing allocation in its rural areas, the landscape impacts caused are unwarranted. The development would result in a degree of domestication in a countryside setting that cannot be adequately mitigated. It is therefore considered that the proposal is contrary to Herefordshire Local Plan - Core Strategy Policy LD1, OPG1 and OPG11 of the Ocle Pychard Group Neighbourhood Development Plan, and the National Planning Policy Framework.**

Informatives:

- 1. **The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations and identifying matters of concern with the proposal and discussing those with the applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which have been clearly identified within the reason(s) for the refusal, approval has not been possible.**

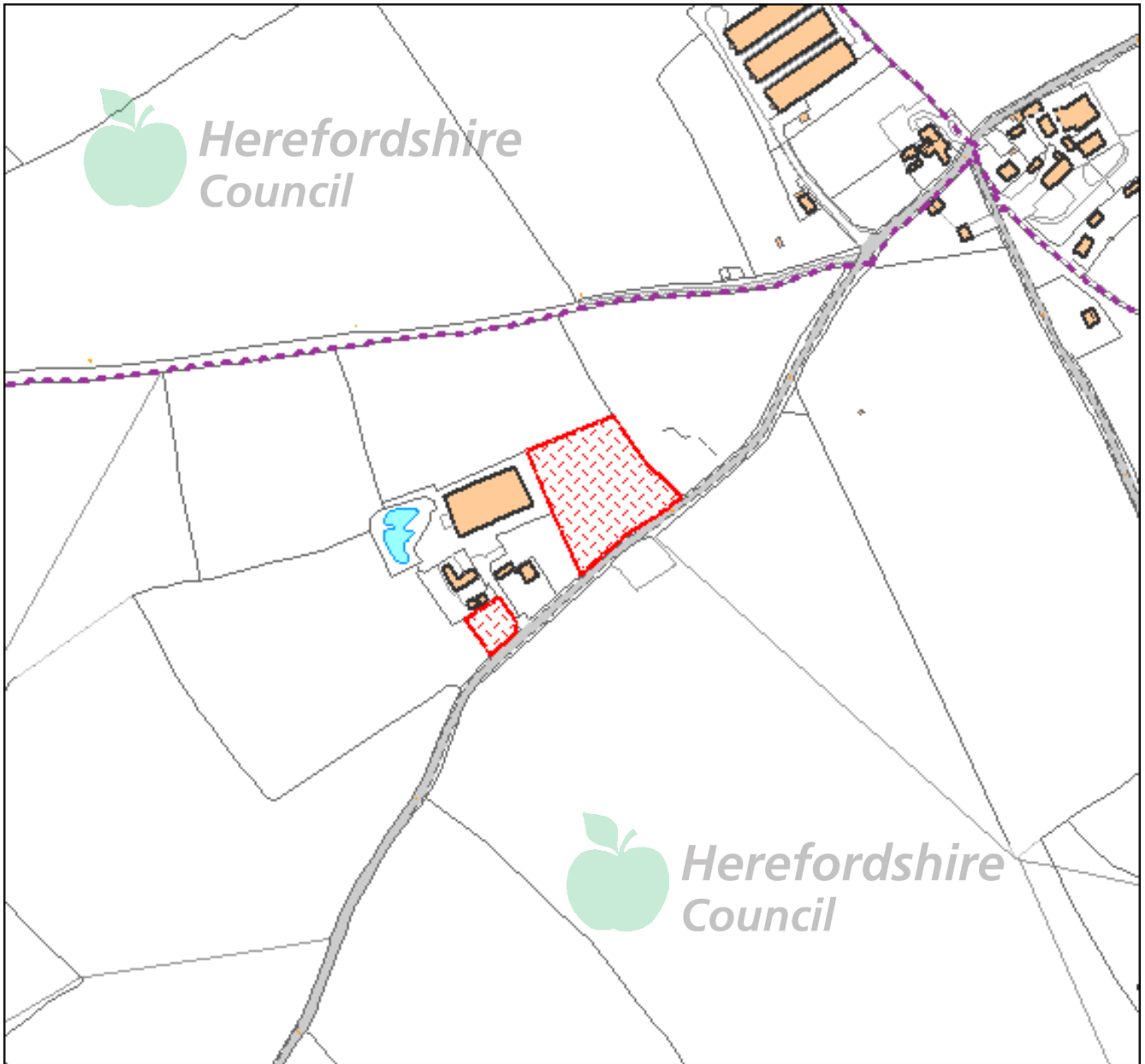
Decision:

Notes:

.....

Background Papers

Internal departmental consultation replies.



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APPLICATION NO: 181975

SITE ADDRESS : LAND AT STONE FARM, FELTON, HEREFORDSHIRE, HR1 3PW

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Further information on the subject of this report is available from Mrs G Webster on 01432 260139

MEETING:	PLANNING AND REGULATORY COMMITTEE
DATE:	21 November 2018
TITLE OF REPORT:	<p>181978 - PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 8 NO. DWELLINGS AND ASSOCIATED WORKS (4 NO. AFFORDABLE DWELLINGS, 3 NO. SELF-BUILD DWELLINGS AND 1 NO. OPEN MARKET DWELLING) AT LAND ADJACENT TO STONE FARM, FELTON, HEREFORDSHIRE, HR1 3PW</p> <p>For: Mr Abell per Mr Matt Tompkins, Thornbury House, 18 High Street, Cheltenham, GL50 1DZ</p>
WEBSITE LINK:	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=181978&search=181978
Reason Application submitted to Committee – Redirection	

Date Received: 25 May 2018

Ward: Three Crosses

Grid Ref: 357482,248761

Expiry Date: 7 September 2018

Local Member: Councillor JG Lester

1. Site Description and Proposal

- 1.1 The application site ('The Site') is located at Crozen, a hamlet to the north of the C1118. The Site is approximately 800m west of the A417, 1.35km from Ullingswick and 2.9km north-west of Burley Gate. It is equidistant from the market town of Bromyard and city of Hereford being 9.2km from both.
- 1.2 The Site comprises three parcels of land; a small area on the corner of the southern point of the Stone Farm Complex, a field to the immediate east of Stone Farm and the field further to the east. In total the Site area is 1.6Ha. The Site is generally flat but rises towards the east and has mature hedgerow boundaries, with a post and wire fencing to the south west boundary adjacent to Stone Farm.
- 1.3 The wider area is made up of a matrix of large arable and pastoral fields bound by hedgerow and trees traversed by a network of 'C' and 'U' roads.
- 1.4 Stone Farm is a detached brick farmhouse, with an Oast house and Threshing barn converted into dwellings under permission 143076/F.
- 1.5 A public bridleway runs along the northern boundary which is also part of the Three Rivers Ride.
- 1.6 The proposal is for residential development comprising 8 no. dwellings and associated works (4 no. affordable dwellings, 3 no. self-build dwellings and 1 no. open market dwelling The two bed self build dwelling is of a cottage style with brick and cladding under a slate roof, and the two

Further information on the subject of this report is available from Mrs G Webster on 01432 260139

self build three beds are proposed to be of a barn style with stone under a slate roof. The 5 no. dwellings are proposed in a courtyard arrangement within the field further to the east, one will be a 4 bed open market dwelling, 1no. three bedroom affordable dwelling, and 2 no. two bedroom affordable dwellings. The courtyard dwellings will be of brick and vertical timber boarding, single storey forms will have a slate roof and the two storey barns will have zinc standing seam roof.

- 1.7 There will be new accesses for the two dwellings and a further new access for the 5no. dwellings, with parking in an internal courtyard arrangement. There will be two car parking spaces proposed for each dwelling, with cycle storage.
- 1.8 To the area to the rear of the two dwellings and to the west of the 5 dwellings (between the two plots of land) there is a traditional orchard proposed and new native woodland planting along the boundaries, with footpaths running through the site. A copy of the site layout plan is shown below:



2. Policies

2.1 Herefordshire Local Plan – Core Strategy

The following policies are considered to be of relevance to this application:

- SS1 - Presumption in Favour of Sustainable Development
- SS2 - Delivering New Homes
- SS3 - Releasing Land for Residential Development
- SS4 - Movement and Transportation
- SS6 - Environmental Quality and Local Distinctiveness
- RA1 - Rural Housing Strategy
- RA2 - Housing in Settlements Outside Hereford and the Market Towns
- RA3 - Herefordshire’s Countryside
- RA4 - Agricultural, forestry and rural enterprise dwellings
- RA6 - Rural Economy

- H1 - Affordable housing – thresholds and targets
- H2 - Rural exception sites
- H3 - Ensuring an appropriate range and mix of housing
- MT1 - Traffic Management, Highway Safety and Promoting Active Travel
- LD1 - Landscape and Townscape
- LD2 - Biodiversity and Geodiversity
- LD3 - Green Infrastructure
- SD1 - Sustainable Design and Energy Efficiency
- SD3 - Sustainable Water Management and Water Resources
- SD4 - Wastewater Treatment and River Water Quality

The Herefordshire Local Plan Core Strategy policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

https://www.herefordshire.gov.uk/info/200185/local_plan/137/adopted_core_strategy

2.2 The National Planning Policy Framework (NPPF)

1. Introduction
2. Achieving sustainable development
4. Decision-making
5. Delivering a sufficient supply of homes
6. Building a strong, competitive economy
9. Promoting sustainable transport
12. Achieving well design places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the historic environment

2.3 Ocle Pychard Neighbourhood Development Plan

The Ocle Pychard Group Parish was designated as a Neighbourhood Area on the 3rd May 2016. The draft Neighbourhood Development Plan was sent for Independent Examination on the 22nd May 2018. At the time of writing the Examiner's report is awaited. At this stage it is considered the draft plan carries moderate weight for the purposes of decision taking. The following policies are considered to be relevant:

- OPG1 – Sustainable development
- OPG2 – Development needs and requirements
- OPG6 - Ullingswick
- OPG11 – Natural environment
- OPG13 – Design & access

https://www.herefordshire.gov.uk/download/downloads/id/13803/neighbourhood_development_plan_march_2018.pdf

3. **Planning History**

- 3.1 The following applications are considered to be relevant to this proposal:
- 3.2 181975 - Proposed residential development comprising 3 no. self-build dwellings and associated works – *This application is being considered concurrently and is a separate item on this agenda*
- 3.3 164021 - Change of use of agricultural building to B1 use – Approved
- 3.4 143076 - Proposed conversion of two agricultural buildings to two dwellings - Approved

Further information on the subject of this report is available from Mr Andrew Banks on 01432 383085

4. Consultation Summary

Statutory Consultations

4.1 Welsh Water – No objection

4.2 Natural England

No objection subject to appropriate mitigation being secured. We consider that without appropriate mitigation the application would:

- have an adverse effect on the integrity of River Wye Special Area of Conservation
- damage or destroy the interest features for which River Wye / Lugg Site of Special Scientific Interest has been notified.

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required / or the following mitigation options should be secured:

- Foul sewage to be disposed in line with Policy SD4 of the adopted Herefordshire Core Strategy. Where a package treatment plant is used for foul sewage, this should discharge to a soakaway or a suitable alternative if a soakaway is not possible due to soil/geology.
- Surface water should be disposed of in line with Policy SD3 of the adopted Herefordshire Core Strategy and the CIRIA SuDS Manual (2015) C753.

Internal Council Consultations

4.3 Traffic Manager – Not received

4.4 Conservation Manager -Landscape

The proposal is for residential development comprising 8 dwellings – the scheme is comparable to that of application P181975/F and I would therefore refer the case officer to my comments in respect of this application.

The scheme before me proposes an additional five units in the eastern section of the site. In terms of potential impacts of this aspect of the scheme; the proposal will require an additional access resulting in further loss of hedgerow. It will also introduce an additional self contained unit of built form that neither links with the existing or other proposed development. In my view this aspect of the scheme has the potential to compound the aforementioned harm and cannot therefore be considered policy compliant.

Comments for Application 181975

Having visited the site and read the Outline Landscape and Visual Appraisal I have the following comments to make:

- The site lies within open countryside and is physically and visually separate from the small cluster of dwellings situated at Crozen.
- Whilst on plan form the proposed two dwellings appear adjacent to existing built form at Stone Farm, the topographic plan shows that the site of the dwellings is on land approximately 5m higher than Stone farmhouse and therefore would not read as one within the local landscape.
- The proposed single dwelling whilst relating more closely to the farmstead, due to its position at the forefront of the cluster of buildings could potentially detract from the farmhouse and with the loss of vegetation; harm the landscape setting of the farmstead.
- The proposed access will result in loss of the roadside hedgerow, a key characteristic of the landscape character type; Principal Settled Farmlands. The extent of hedgerow has not been

Further information on the subject of this report is available from Mr Andrew Banks on 01432 383085

set out within the appraisal; however its impact should be factored into the overall assessment of effects.

- The bridleway 3 Rivers Ride runs parallel with the northern site boundary, with PROW FL5 and 6 to the south as stated within the appraisal there is potential for adverse visual effects and whilst I consider the visual effects of the development on views from the south could be mitigated, I am not satisfied that what is proposed would mitigate views from the bridleway.
- The development will therefore constitute the domestication of the rural, open countryside, with the loss of prominent hedgerow, resulting in an adverse impact upon landscape character. These changes as a result of the development will have an adverse impact upon visual amenity from nearby PROW's and therefore does not comply with policies LD1 and SS6 of the Core Strategy.

Further comment received 7th September 2018

Having re-read my comments and reviewed the landscape strategy. I would suggest that what is being proposed in the way of landscaping is extensive:

In terms of landscape it goes some way to mitigating the harm; for example the proposed planting compensates to a degree for loss of mature onsite vegetation such as hedgerows. However this proposed planting cannot mitigate fully the impact on landscape character; it is a site within open countryside; the development will therefore result in the domestication of a pastoral landscape as well as the loss of hedgerow; a key characteristic of this landscape type, these changes are permanent.

The mitigation will also reduce adverse visual effects from the PROW to the north of the site but will not mitigate adverse effects from the south.

I would therefore conclude the mitigation proposed is substantial and whilst this is welcomed it cannot however fully mitigate the adverse effects upon landscape character and visual amenity.

4.5 Conservation Manager – Ecology

In most terms this application should be considered as being a unified application with 181975 as they share land owner, agent, boundaries, ecological links, field patterns, and in Habitat Regulation Assessment terms at least should be considered as one application for 'cumulative' effects. I am unsure why these two applications have been submitted and are being considered separately. Take into consideration the comments made for 181975 and additional comments included for this application.

Comments in relation to 181978

The site falls within the River Wye SAC Catchment and the identified Likely Significant Effects under the required Habitat Regulations Assessment are Foul Water (in particular Phosphate discharges that are not managed through a normal Package Treatment Plant system) and potential surface water discharges. In order to ensure that these 'Likely Significant Effects' are mitigated through the planning system it is necessary for this LPA to be assured and be able to reasonably condition that the outfall from proposed PTPs will be managed through a soakaway drainage field on land under the applicant's control and that proposed PTP has NO direct outfall in to any local watercourse, stream or culvert.

I note that the applicant has inferred that final outfall to soakaway is proposed but this has not been made explicitly clear or identified on supplied plans and so would not appear to be part of the plans that would be approved by any planning. The applicant is requested to formally confirm that they are happy to accept the inclusion of a Condition requiring that PTP final outfall discharge to a soakaway drainage field takes place (unless otherwise agreed by this LPA) can be included in any final planning consent granted.

Considering the 'in combination' effects of this application and 181978 NO direct outfall from foul water treatment systems would be considered acceptable if soakaway drainage fields are not practicable. The EN standard for treatment systems does not consider Phosphate (Phosphorous) discharges and so is not relevant in this circumstance, likewise the Environment Agency's discharge licence system does not consider the Phosphate discharges and 'likely significant effects' on the River Wye SAC so grant of a licence by the EA is not a relevant factor in any HRA process this LPA is required to consider.

4.6 Land Drainage Engineer

As there are no watercourses or public sewers within the vicinity of the site, we request that infiltration testing is undertaken in accordance with BRE365 (this should including determining that the groundwater level is a minimum of 1m below the base of any proposed infiltration features) for surface water disposal prior to the council granting planning permission to ensure there is a solution for disposal of surface water runoff.

Once the above information has been submitted and approved, should the Council be minded to grant planning permission, the following information should be provided within suitably worded planning conditions:

- Provision of a detailed drainage strategy that demonstrates that opportunities for the use of SUDS features have been maximised, where possible, including use of infiltration techniques and on-ground conveyance and storage features;
- A detailed surface water drainage strategy with supporting calculations that demonstrates there will be no surface water flooding up to the 1 in 30 year event, and no increased risk of flooding as a result of development between the 1 in 1 year event and up to the 1 in 100 year event and allowing for the potential effects of climate change;
- Evidence that the Applicant is providing sufficient on-site attenuation storage to ensure that site-generated surface water runoff is controlled and limited to agreed discharge rates for all storm events up to and including the 1 in 100 year rainfall event, with an appropriate increase in rainfall intensity to allow for the effects of future climate change;
- A detailed foul water drainage strategy showing how foul water from the development will be disposed of in line with our comments above;
- Confirmation of the proposed authority responsible for the adoption and maintenance of the proposed drainage systems.

4.7 Housing Officer

The above site is situated within the parish of Felton and whilst it is near the parish of Burley Gate, it is not within or adjacent to the settlement and therefore sits in open countryside. My comments therefore relate to Policy RA3 which states that residential development will be limited to proposals which satisfy seven listed criteria.

With regards to this application I refer to criteria 5 "is rural exception housing in accordance with Policy H2". The applicant is proposing affordable housing, open market and self-build. Self build is a product not a tenure and therefore it can be an option for both open market and affordable housing. In order for me to support this application the applicant would need to demonstrate that their proposals are in accordance with Policy H2 and that this planning application could assist in meeting a proven local need for affordable housing.

5. Representations

5.1 Ocle Pychard Group Parish Council

Following their meeting last night the Parish Council would like to object to both the above applications for the following reasons:

- they do not conform to the parish NDP
- they would both fail to conform to Herefordshire Council's RA3 policy
- The weight of traffic on the highway to Stone Farm is already more than is suitable for such a highway. It cannot sustain further weight of traffic.

5.2 Eight letters of objection have been received from local residents. In summary the points raised are as follows:

- The site will ruin the area
- How long will the orchard remain, a protected woodland would have been better
- Who will manage and maintain the orchard
- There are farmers in the area who would buy the land to farm if possible - it is not redundant agricultural land
- The local community can't see how it is supposed to benefit the area
- The quality of the agricultural land is fine
- Rough grassland is as good for biodiversity as an orchard
- The picture view from Burley Gate doesn't represent what the eye can see
- Traffic will increase along the narrow lanes
- Additional houses in this location will destroy the countryside
- There are no services anywhere near the site
- Dangerous levels of cars along the narrow roads for walkers and cyclists
- Unsure of the path being introduced from the site to the large agricultural building at Stone Farm
- Not appropriate for the area
- Does not fall into NDP policy
- Self build is not classed as affordable
- There is the source of the brook at Stone Farm

5.3 Ten letters of support have also been received. In summary the points raised are as follows:

- Properties well designed and environmentally sound
- Rental properties are difficult to find and this will aid the shortage
- New affordable housing is sought after
- Chance for starter homes in the area
- Like the contemporary design
- Can allow us to settle long term in the area
- The proposal would bring an unused site back into positive use
- New hedgerow / orchard planting will put a lot back into the landscape
- Much needed affordable housing

The consultation responses can be viewed on the Council's website by using the following link:-

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=181978&search=181978

Internet access is available at the Council's Customer Service Centres:-

<https://www.herefordshire.gov.uk/government-citizens-and-rights/customer-services-enquiries/contact-details?q=customer&type=suggestedpage>

6. Officer's Appraisal

- 6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states as follows:
"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."
- 6.2 In this instance the adopted development plan is the Herefordshire Local Plan – Core Strategy (CS). The National Planning Policy Framework (NPPF) is also a significant material consideration. It is also noted that the site falls within the Ocle Pychard Group Neighbourhood Area, which has sent their Neighbourhood Development Plan (NDP) to Examination on 22nd May 2018. The Neighbourhood Planning Team have confirmed: "The Ocle Pychard Group NDP is currently at examination and should be afforded moderate weight. We received one objection during Regulation 16 consultation however this was in reference to the two settlements of Felton and Crozen, which are not identified settlements within the Core Strategy."
- 6.3 The strategic Policy SS1 sets out a presumption in favour of sustainable development, reflective of the positive presumption enshrined in the NPPF. SS1 confirms proposals that accord with the policies of the Core Strategy (and, where relevant other Development Plan Documents and Neighbourhood Development Plans) will be approved, unless material considerations indicate otherwise.
- 6.4 The matter of housing land supply has been the subject of particular scrutiny in a number of recent appeal inquiries and it has been consistently concluded that that the Council is not able to demonstrate a 5 year supply of housing land. Therefore, policies relevant to the supply of housing are, in accordance with paragraph 74 of the NPPF, out-of-date. However, this does not render such policies an irrelevance and they may still be afforded some weight. For the avoidance of doubt, Inspectors have determined that CS policies SS2, SS3, RA1 and RA2 are all relevant to the supply of housing in the rural context.
- 6.5 The preamble to RA2 – Housing in settlements outside Hereford and the market towns states:
"Within these settlements carefully considered development which is proportionate to the size of the community and its needs will be permitted." The proactive approach to neighbourhood planning in Herefordshire is also noted and that when adopted, Neighbourhood Development Plans (NDPs) will be the principal mechanism by which new rural housing will be identified, allocated and managed.
- 6.6 Crozen is within the group parish of Ocle Pychard, the Neighbourhood Development Plan is currently undergoing Examination. The NDP will, when adopted, form part of the Development Plan. However, it can only be afforded moderate weight in the determination of this application until after the Examiners Report is received.
- 6.7 Paragraph 11 of the NPPF sets out that decisions should apply a presumption in favour of sustainable development, part d states:
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed;
or
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

6.8 Footnote 7 states that policies are considered out-of-date where the local planning authority cannot demonstrate a five year supply of deliverable housing sites, as stated earlier Herefordshire Council are currently not able to provide a five year supply.

6.9 Sustainable development is achieved through three objectives, identified within paragraph 8 of the NPPF:

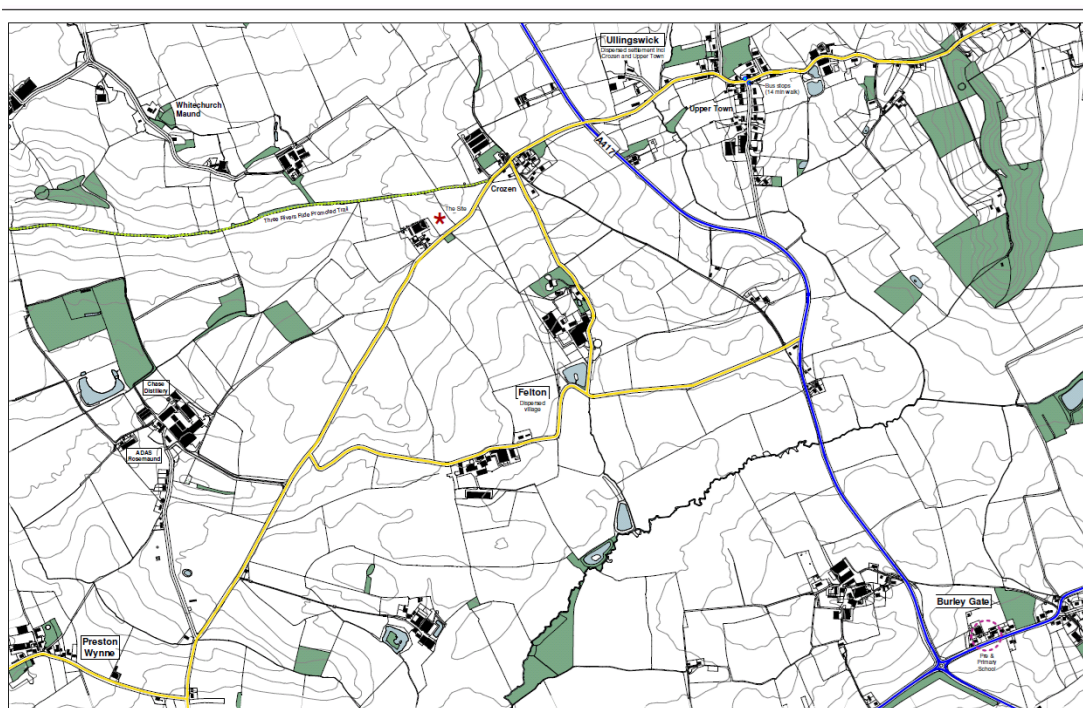
Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

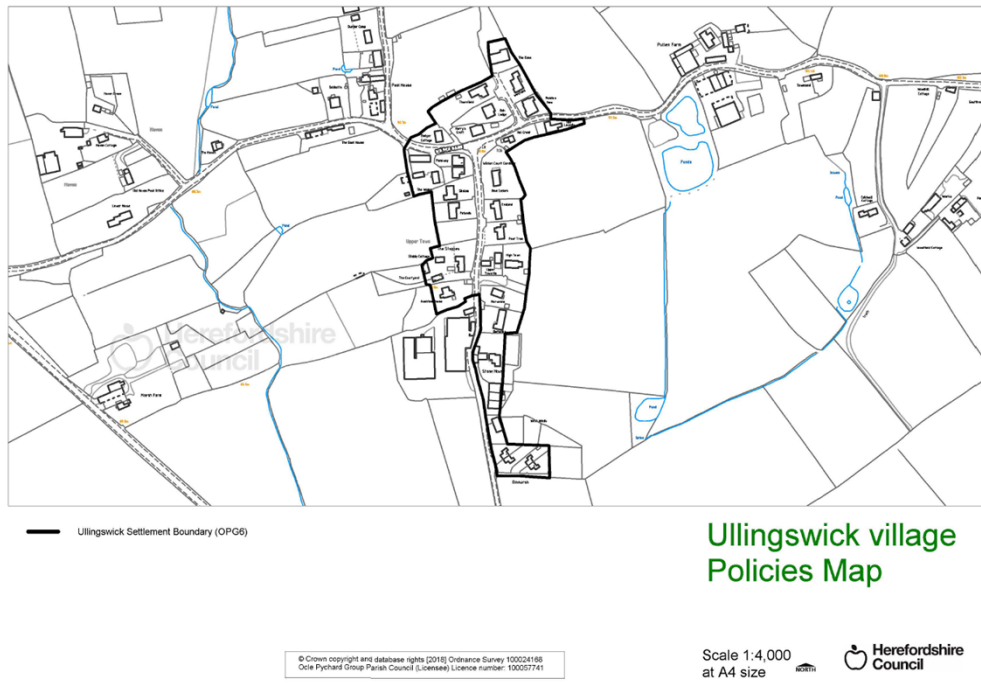
b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

6.10 The site is located adjacent to the small hamlet called Crozen which is not identified as one of the rural settlements within the Bromyard Housing Market Area. Crozen has 7 address points in the cluster of dwellings 335 metres to the north east of the site and there are 4 address points to the south west of the site which are in the converted barns and a former farmhouse. The location of the site in correlation to surrounding hamlets and villages can be seen in the location plan (the site is marked with a red star) below:



- 6.11 The Local Plan Core Strategy designates Burley Gate as a main focus settlement for proportionate housing growth, reflecting the existing local services and public transport provision. Ocle Pychard and Ullingswick are identified as other settlements where housing is appropriate. Burley Gate is located approx. 2.9km away from the site to the south east. Burley Gate has a number of services within the village including a shop, post office, village hall and a primary school. Ullingswick is approx. 1.35km away from the site but has very limited services, there is no shop, post office, school.
- 6.12 Policy OPG6 of the NDP sets out a Settlement Boundary for Ullingswick village which is the closest to the site, the map can be seen below. It should be noted that the site is to the west of the map shown by some further 750 metres.



- 6.13 Therefore this site and proposal for 8 dwellings lies outside of the settlement boundaries for Burley Gate and Ullingswick and is contrary to Core Strategy Policy RA2 and Ocle Pychard Group Parish NDP policies OPG2 (Regulation 16 draft of the NDP). In light of the progression of the NDP, I am of the view that it should be afforded moderate weight in the determination of this application.
- 6.14 Notwithstanding the fact that the site is outside of the settlement boundary, NDP Policy OPG2 sets out the parameters for the acceptability of development. It is re-produced in full below for ease of reference:

Policy OPG2: Development needs and requirements

A minimum of 36 new dwellings will be delivered throughout the Neighbourhood Area in accordance with the Local Plan Core Strategy. This will be enabled and demonstrated by:

1. **Defining settlement boundaries for Burley Gate, Ocle Pychard and Ullingswick; and**
2. **Allocating a site for housing and a community shop at Burley Gate; and**
3. **Supporting housing and other development in these settlements where this is appropriate in scale and in keeping with their established character; and**

4. Acknowledging the potential for new residential development in the countryside, outside the defined settlement boundaries, including where this meets the requirements of Local Plan Core Strategy policy RA3 and allied policies.

In all cases, housing proposals should be able to demonstrate that they are of a type and size that positively contribute to meeting the latest assessment of housing needs, particularly for smaller properties.

- 6.15 Since the site lies within open countryside, the principle of development must also be assessed against Policy RA3. This policy includes a list of exceptions where residential development may be permitted.
- 6.16 Three of these dwellings are identified as being for self build, in order to meet the need of the self build register that is kept by the Council. However, as detailed by the Council's housing officer, criteria 5 of Policy RA3 "is rural exception housing in accordance with Policy H2", Self-build is a product not a tenure and therefore it can be an option for both open market and affordable housing, this means that, of itself, self build does not satisfy any of the criteria set out in Policy RA3 unless a specific undertaking is set out as part of an application that it will deliver affordable homes.
- 6.17 Four of the proposed dwellings are stated to be for affordable housing, however the application has not identified how this affordable housing will be secured as it is unlikely that a registered social landlord will take on four dwellings in a very rural location. It would mean that the scheme would be providing 50% of affordable housing on the site. Core Strategy Policy H1 requires the provision of affordable housing on schemes where there are more than 10 dwellings being provided and where the combined gross floorspace is more than 1000sqm. As this scheme is for 8 dwellings it falls below the threshold for requiring affordable housing, and is a benefit of the scheme provided by the applicant.
- 6.18 Within the Ocle Pychard Group NDP it states in the pre-amble of policy OPG2, that there is a requirement of 4 affordable dwellings in the parish over the plan period, according to the Local Affordable Housing Needs Survey for Ocle Pychard parish group, 2012. The allocated site within Burley Gate will be providing five affordable dwellings and therefore meets this need in the plan period.
- 6.19 The Neighbourhood Development Plan goes on to state that if there is a further requirement for affordable housing then this will be met through rural exception sites in accordance with Core Strategy policy H2.
- 6.20 Policy H2 states that:
- "Proposals for affordable housing schemes in rural areas may be permitted on land which would not normally be released for housing where:*
- 1 the proposal could assist in meeting a proven local need for affordable housing; and*
 - 2 the affordable housing provided is made available to, and retained in perpetuity for local people in need of affordable housing; and*
 - 3 the site respects the characteristics of its surroundings, demonstrates good design and offers reasonable access to a range of services and facilities normally in a settlement identified in Policy RA2."*
- 6.21 As this policy clearly states the affordable housing provision should be provided in a location that offers a reasonable access to a range of services and facilities in a settlement identified in policy RA2 such as Burley Gate. As discussed earlier Burley Gate is located some 2.9km from the site and therefore it is likely to have the reliance of a private car to access the services. In addition, the allocated site has already identified 5 affordable dwellings and will meet the required local need for affordable housing, the application has not provided further evidence of

a local housing needs study for the Ocle Pychard Parish that demonstrates an increased need for the parish.

- 6.22 Therefore this proposal although it will provide affordable housing is still within the open countryside and not seen as meeting a required need for affordable housing and will be too far from RA2 settlements to be considered an exception site. In addition the self build element are not considered to be affordable therefore the proposal is contrary to Core Strategy Policies RA2, RA3, and H2 and Ocle Pychard Group NDP policy OPG2.

Highway Matters

- 6.23 Policy MT1 of the Core Strategy and NPPF policies require development proposals to give genuine choice as regards movement. NPPF paragraph 103 requires local planning authorities to facilitate the use of sustainable modes of transport and paragraph 108 refers to the need to ensure developments generating significant amounts of movement should take account of whether safe and suitable access to the site can be achieved for all people and whether improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where *'there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'* (NPPF para. 109).
- 6.24 The nearest bus stop is located in Ullingswick (1.35km away from the site) but the services are limited to once a week on a Wednesday. Leaving Ullingswick at 10.22 am and returning at 13.52pm, therefore not offering a viable option for sustainable travel from the site. There is the potential to use a cycle to travel to Burley Gate but this means cycling along the busy A417 for approx. 2.9km, it is unlikely that any residents would cycle to and fro either Bromyard or Hereford due to the distance. This means there is a strong reliance on the use of a private car.
- 6.25 The location of the site is such that it will place a strong reliance on private forms of transport for prospective residents to access local services. Whilst this might be said of many rural locations within Herefordshire, there is no realistic opportunity in this case that a genuine choice would exist to either walk or cycle to local facilities and, as the extracts above show, only a very limited bus service exists. I am therefore of the view that the location of the site is such that it does not comply with the objectives of points 2 and 3 of Core Strategy policy MT1 which seek to promote access to services via modes other than private motorised transport and to reduce short distance car journeys. This is a material consideration that weighs against the proposal.

Landscape Impacts

- 6.26 The site is located clearly within an area of open countryside. It is physically detached from the settlements of Ullingswick and Burley Gate and, whilst both are rural in character, I am of the view that there is a clear and obvious transition from their built form to the open countryside setting that the site occupies. There are long distance views from the site towards the south and it is clear that when arriving at the site that this is a very rural area.
- 6.27 Policy RA2 clearly sets out the requirements for a development to be considered part of a settlement, that it is in or adjacent to it and contiguous with built form. Recent appeal decisions have reinforced the requirements of this policy, even in the council's continued absence of a five year housing land supply. Separate Inspectors have dismissed appeals for new residential developments that the council considered to be in the open countryside, noting that *'...numerical distances alone do not explain the sites connection with the village.'* (APP/W1850/W/17/3190468 – The Nest, Moreton Eye) and that it should be considered in terms of *'...how the area is experienced.'* (APP/W1850/W/18/3195418 – The Butte, Cobhall Common)

6.28 I am of the opinion that the degree of separation between the proposed site and the villages is such that the development cannot be considered sufficiently integral to the villages to be compliant with the policies stated. Travelling from Burley Gate, one travels along the A417 before turning off towards Felton. Not only is there an appreciable distance between the village and the application site, but there is also an obvious and distinct buffer of open countryside that separates the end of the village from the small cluster of houses adjacent to which the site is located. Similarly one traverses a similar countryside buffer, and the A417, when travelling from Ullingswick.

6.29 The photographs below show various views of the site and its environs. The first is taken in a north westerly direction approaching the site and includes Stone Farmhouse with views across open countryside to the east and south east:



6.30 The second shows the first part of the site looking in a north-easterly direction. The rural nature of the site is immediately apparent.



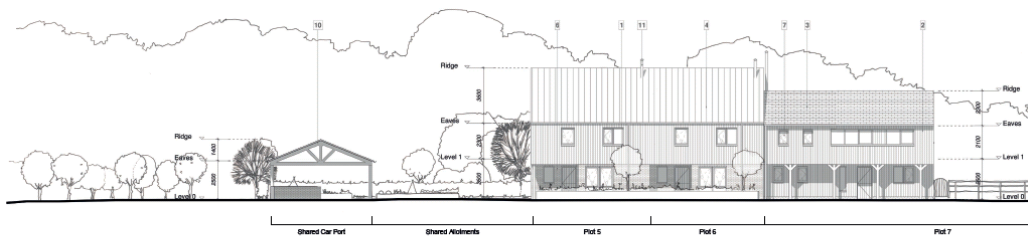
6.31 The final photograph shows the second part of the site looking in a south westerly direction. They all serve to show the landscape character of the area, and particularly its open nature, with which the proposed developpment is at odds with.



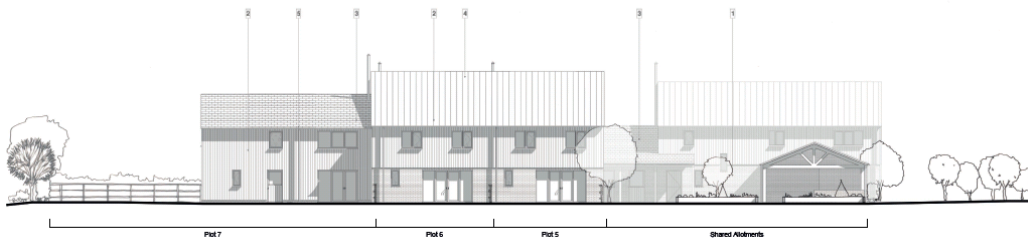
- 6.32 The landscape officer has objected to the scheme and although acknowledging that there is a large amount of mitigation proposed with additional tree planting of the orchard and hedgerow planting, she states that *“the proposed planting compensates to a degree for loss of mature onsite vegetation such as hedgerows. However this proposed planting cannot mitigate fully the impact on landscape character; it is a site within open countryside; the development will therefore result in the domestication of a pastoral landscape as well as the loss of hedgerow; a key characteristic of this landscape type, these changes are permanent.”*
- 6.33 The proposal is not considered to accord with Policy LD1 of the Core Strategy. Whilst the mitigation proposed nods towards the landscape character, the introduction of residential development of the nature proposed here is fundamentally at odds with it. The introduction of built form as proposed would introduce development that would cause harm to the landscape character and setting, no matter the extent of the mitigation proposed. This runs contrary to Policy LD1 and the environmental objective towards sustainable development, and officers are of the view that this holds significant weight in the planning balance.
- 6.34 Furthermore, NDP Policy OPG1 criteria 4 states that developments should:
- “...taking all opportunities to protect and enhance the distinctive natural and historic environments, with development avoiding undue loss of visual amenity or impacts on landscape character and biodiversity”*
- 6.35 This proposal, although, providing some enhancements and mitigation through the landscaping proposed does not avoid the undue loss of visual amenity in the area and the impact upon the landscape character surrounding the site.
- 6.36 It is therefore concluded that the proposal is contrary to the Core Strategy Policy LD1 and the NDP policies OPG1 and OPG11.

Design

- 6.37 As an over-arching strategic document, the Core Strategy does not provide detailed policy advice about design issues. However, Policy LD1 does advise that development proposals should:
- “demonstrate that the character of the landscape and townscape has positively influenced the design, scale nature and site selection, protection and enhancement of the setting of settlements and designated areas;”*
- 6.38 Policy RA2 also provides some assistance and says that housing proposals will be permitted where a series of criteria are met. The third of these reads as follows:
- “They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting;”*
- 6.39 Chapter 7 of the NPPF seeks to promote good design. Whilst it is clear that decision takers should not seek to stifle innovative design, paragraph 60 is clear that it is *“... proper to seek to promote or reinforce local distinctiveness.”*
- 6.40 It is acknowledged that the proposed dwellings are of a good design and reflect the rural nature of the setting, and reflect the design of the former farm buildings to the west of the site. The use of the materials of cladding, natural stone and slate for the roof mimics that of the materials for agricultural barns and the layout of the courtyard feature also mimics that of farmsteads.



1. Dwellings 05, 06 & 07 Courtyard South Elevation 1:100



2. Dwellings 05, 06 & 08 North Elevation 1:100

Material Key

- | | |
|-------------------------------------------|-----------------------------------------|
| 1. Red brick to match local stock | 9. Slimline aluminium glazing and doors |
| 2. Vertical timber boarding | 10. Natural oak framed carport |
| 3. Slate roof tiles | 11. Stainless steel flue |
| 4. Standing seam zinc roof | |
| 5. Galvanneal steel gutters and downpipes | |
| 6. Timber stable doors | |
| 7. Low profile timber casement windows | |
| 8. Steeple sliding louvre panel | |

6.41 Officers are of the view that the design of the proposed dwellings complies with planning policy and this is an aspect of the proposal that weighs in favour of the development.

Planning balance & conclusion

6.42 Both Core Strategy policy SS1 and paragraph 11 of the National Planning Policy Framework engage the presumption in favour of sustainable development and require that development should be approved where they accord with the development plan. The NPPF encompasses the government's view of what is meant by sustainable development in practice. The three themes, economic, environmental and social should be pursued jointly and simultaneously.

6.43 The Local Planning Authority cannot demonstrate a 5 year supply of housing land with requisite buffer. Accordingly paragraph 74 of the NPPF applies. Paragraph 11 seeks to ensure that decisions should be made in presumption in favour of sustainable development, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. Sustainable Development is achieved through the overarching objectives of social, environmental and economic.

6.44 The scheme would provide 8 new dwellings in the context of an undersupply within the county and this is a factor to which significant weight should be attributed. In addition, the design of the proposal is of high quality and suitable for the setting of the rural area taking into account the context of the site and therefore should be afforded some weight in favour, although there is some economic benefit to the scheme for the local area this is only of limited weight. Therefore this can tip the balance of the scheme towards in favour of sustainable development.

6.45 However, and as explained above, the LPA in this instance considers that policies relevant to the supply of housing within the CS retain significant weight. This is on the basis that the spatial strategy envisages that each Neighbourhood Plan Area will demonstrate the ability through an NDP to meet the indicative minimum growth target for the parish. In this instance although still awaiting the Examiners Report. The NDP allocates 1 site within Burley Gate and upon adoption will benefit from the 'protection' offered by the Written Ministerial Statement. Officers consider it legitimate, therefore, to give moderate weight to the emerging policies of the NDP at this stage.

- 6.46 The proposal is located outside of the defined settlement boundary for Ullingswick and Burley Gate and is therefore contrary to Core Strategy Policy RA2 and Ocle Pychard Group Neighbourhood Development Plan Policy OPG2.
- 6.47 Although acknowledging the benefits that the four affordable housing units can bring to the parish, the current local need is already likely to be met through the allocated site within Burley Gate, in addition the proposed site is located approx. 2.9km away from the nearest facilities and services such as a shop and school, which is likely to only be accessed via the private car and is therefore not seen as sustainable nor as a rural exception site under policy H2 of the Core Strategy.
- 6.48 The landscape mitigation for the site is commended however it is still such that the mitigation is outweighed by the overall irreversible permanent damage to the landscape and its setting caused by new development in the open countryside. I therefore find that the proposal is also contrary to Core Strategy Policies LD1 and the Ocle Pychard Group Neighbourhood Development Plan Policies OPG1 and OPG11 for the impact upon the landscape.
- 6.49 Placing these conclusions into the overall planning balance (which of course requires the adverse impacts to significantly and demonstrably outweigh the benefits arising) officers are of the view that the proposal is unacceptable. In reaching this conclusion I have also had regard to further representations made by the applicant and their agent regarding what are considered to be similarly located sites in Putley Common but do not find that this provides justification to find in favour of this application. It is noted that there is a material difference in that the NDP for Putley identifies both Putley Common and Putley Green as areas where proportionate growth will be permitted. Whilst the plan is currently at examination, no objections have been lodged in respect of its housing allocation strategy.
- 6.50 Officers acknowledge that there is a requirement to deliver self build properties in the county, however this is not an overriding factor to lead the council to abandon the strategic approach to housing allocation that is set out by policy RA2 of the Core Strategy. The site is considered to be located in the open countryside and the delivery of self-build dwellings is not an exceptional justification as set out by Policy RA3. The proposal for a new residential dwelling in this rural location is found to be without justification and would lead to significant harm in terms of its conflict with the Development Plan and promoting unsustainable patterns of development.
- 6.51 In applying the overall planning balance, the scheme would hence not be representative of sustainable development, and as a consequence it does not benefit from the positive presumption set out in in the NPPF and CS. For the reasons given above the continued absence of a five year housing land supply does not outweigh this and officers find that the modest benefits accruing from the delivery of 8 dwellings, 4 of which will be affordable, and the landscape mitigation proposed is significantly and demonstrably outweighed by the conflict with the NDP, and the Core Strategy Policies RA2, RA3, LD1 and H2 such that the application is recommended for refusal for the reasons set out below.

That planning permission be refused for the following reasons:

1. **The proposed development lies beyond the defined settlement boundaries for Ullingswick and Burley Gate, contrary to Policy OPG2 of the emerging Ocle Pychard Group Neighbourhood Development Plan. The applicant has not provided any evidence to suggest that the proposal is to be considered under any exceptional circumstances, other than self build which is not identified as an exceptional circumstance in Policies RA3 and H2. It represents development in the open countryside without any exceptional justification and is thus also contrary to Herefordshire Local Plan – Core Strategy Policy RA3. The proposal is at odds with the strategic approach towards housing allocation in the rural areas and as a result, the proposal does not represent a sustainable form of development and is contrary**

to Policies SS1, SS6, RA2 and RA3 and H2 of the Herefordshire Local Plan and the National Planning Policy Framework

2. In light of the conflict with the local planning authority’s approach towards strategic housing allocation in its rural areas, the landscape impacts caused are unwarranted. The development would result in a degree of domestication in a countryside setting that cannot be adequately mitigated. It is therefore considered that the proposal is contrary to Herefordshire Local Plan - Core Strategy Policy LD1, OPG1 and OPG11 of the Ocle Pychard Group Neighbourhood Development Plan, and the National Planning Policy Framework
3. The application is not accompanied by a completed Section 106 Agreement which is considered necessary to ensure the delivery of the affordable element of the scheme. It is therefore contrary to Policies H1 and ID1 of the Herefordshire Local Plan – Core Strategy and the Council's Supplementary Planning Document on Planning Obligations.

Informatives:

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations and identifying matters of concern with the proposal and discussing those with the applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which have been clearly identified within the reason(s) for the refusal, approval has not been possible.

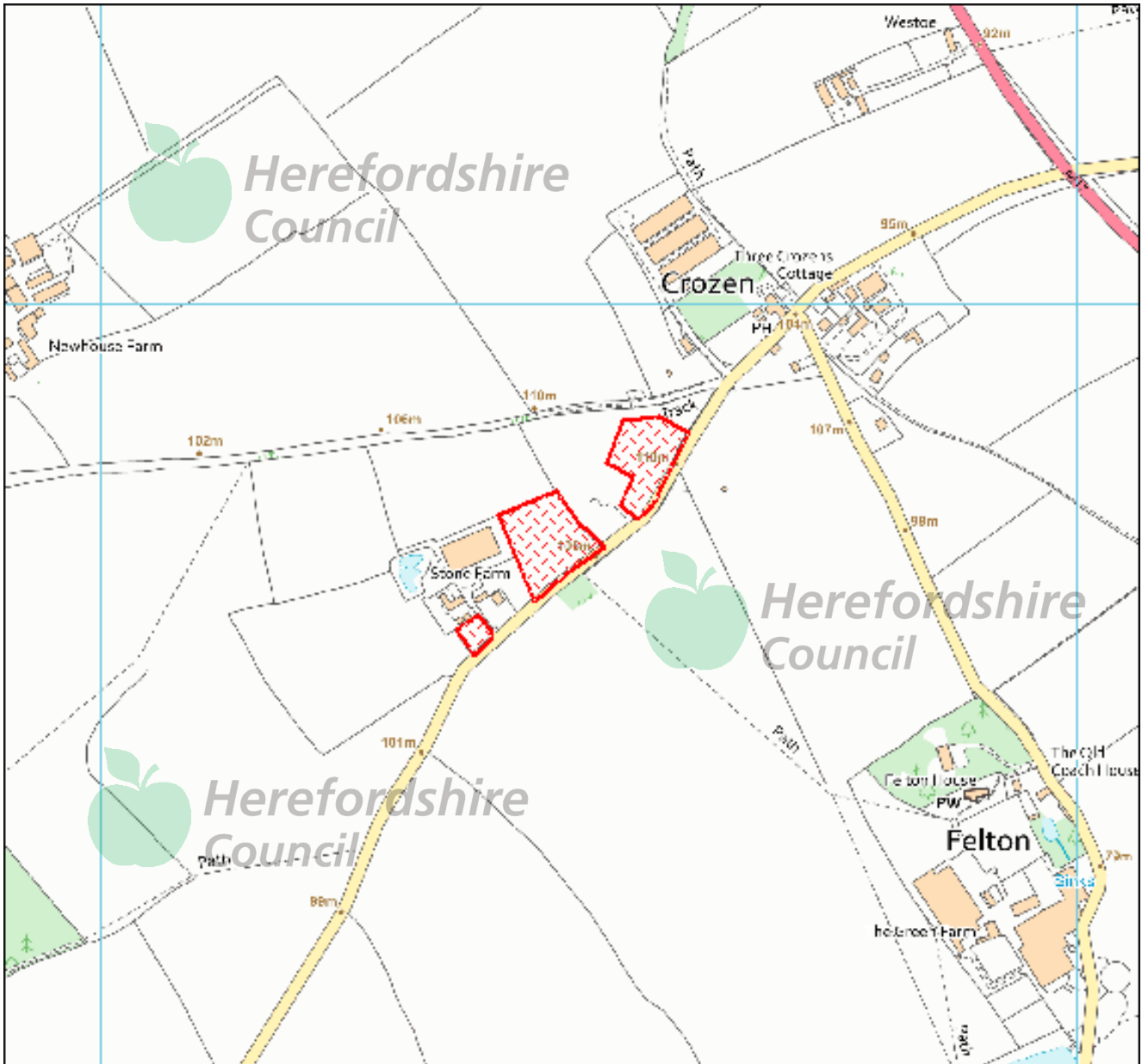
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: 181978

SITE ADDRESS : LAND ADJACENT TO STONE FARM, FELTON, HEREFORDSHIRE, HR1 3PW

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MEETING:	PLANNING AND REGULATORY COMMITTEE
DATE:	21 November 2018
TITLE OF REPORT:	181925 - PROPOSED ERECTION OF POULTRY MANAGERS DWELLING, TOGETHER WITH GARAGE/STORAGE BUILDING AND PACKAGE TREATMENT PLANT. AT SHERRINGTON MANOR FARM, SHERRINGTON ROAD, BROXWOOD, HR6 9JR For: J G & D C Thomas per Mr Bryan Thomas, The Malthouse, Shobdon, Leominster, Herefordshire HR6 9NL
WEBSITE LINK:	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=181925&search=181925
Reason Application submitted to Committee - Redirection	

Date Received: 23 May 2018
 Expiry Date: 23 November 2018
 Local Member: Councillor RJ Phillips

Ward: Arrow

Grid Ref: 337555,254630

1. Site Description and Proposal

1.1 The application relates to a site located in the open countryside and in the area known as Lower Broxwood. The site is situated approximately 3.5km to the south west of the village of Pembridge and approximately 3km due west of the village of Dilwyn. The approximate location of the site is denoted by the red star on the map below.

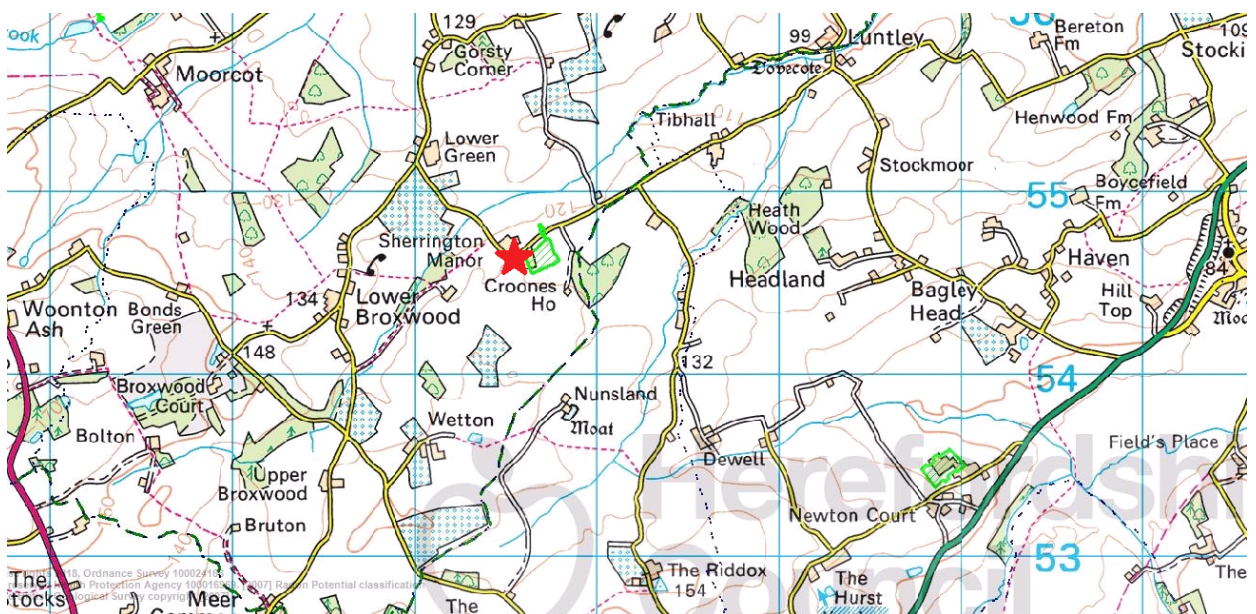


Figure 1: Site Location Plan

Further information on the subject of this report is available from Mr Adam Lewis on 01432 383789

- 1.2 Sherrington Manor is a farming complex which is spread across two parcels of land on either side of the un-classified highway known as Sherrington Road (UC93203). The host farmhouse lies on the northern side of the highway along with a range of predominantly modern agricultural buildings, whilst five poultry units and other associated development is found to the south east on the opposite side of the highway. A second dwelling in the ownership of the farm, Little Sherrington, is found approximately 500m to the north of the site. The farm holding extends to approximately 150 hectares in total, and the supporting statement outlines that the farm is a mixed enterprise including arable crop rotations, cider apple orchards, grassland, and a small herd of suckler cows. The five broiler units are of varying ages and collectively produce approximately 900,000 birds per annum.

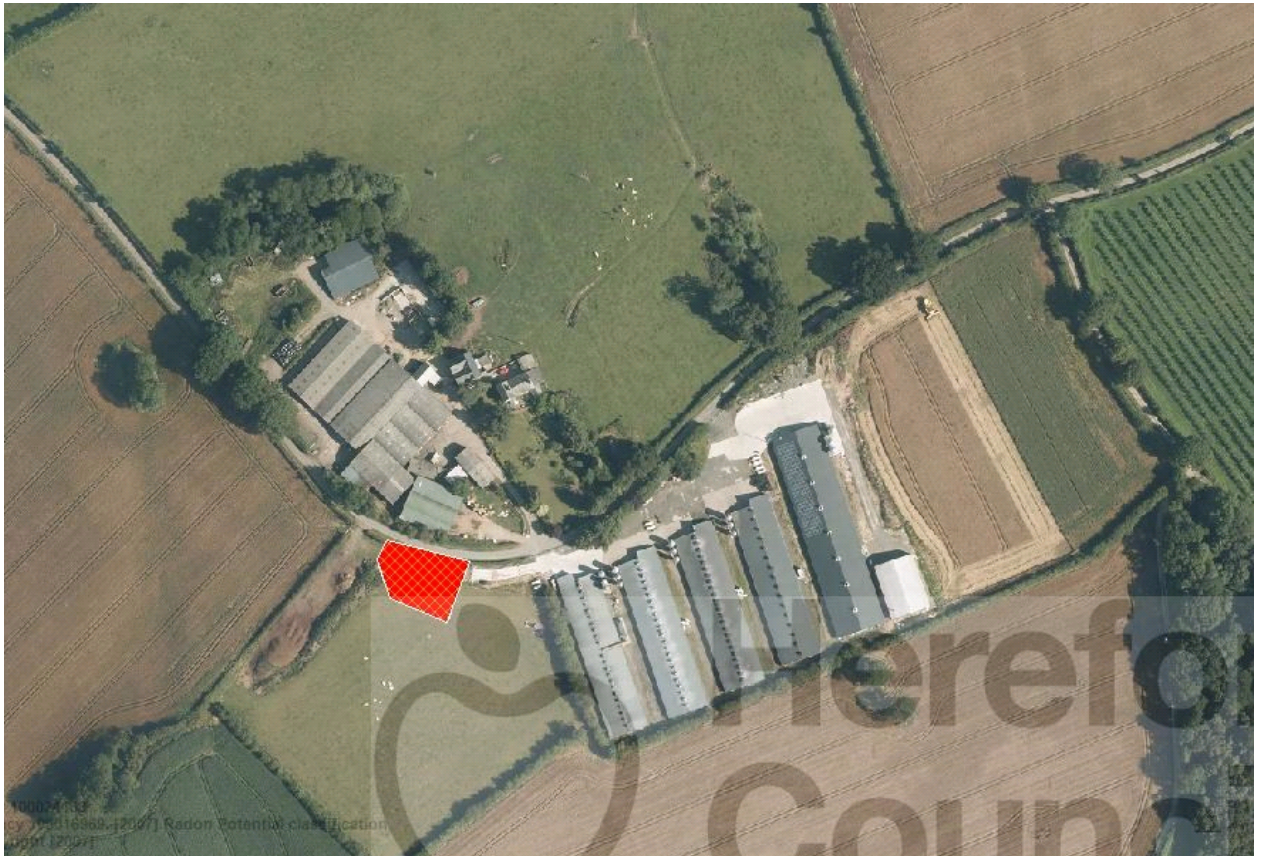


Figure 2: Site Aerial Photograph

- 1.3 The current application relates to a parcel of land on the southern side of the unclassified Sherrington Road (Figure 2). The site currently forms part of a larger agricultural field and is laid to pasture. The topography is generally flat, and a mature hedgerow is found at the northern roadside boundary. An earth embankment forms the boundary to the west and open countryside extends beyond the site to the south.
- 1.4 The application seeks full planning consent for the erection of a new detached dwelling on the site to serve as accommodation for an agricultural worker. The supporting Agricultural Business Appraisal outlines that the applicant wishes to employ a specialist Poultry Manager to oversee the operation of the broiler units, which in turn would reduce labour pressures on the existing workforce and release the applicant to manage the other elements of the farming enterprise. The new accommodation would take the form of a two storey detached dwelling providing three bedrooms of accommodation and a total internal floor space of 138sqm. This would include a farm office and wet room at ground floor level. The dwelling would be finished externally in red facing brick under a roof of natural slate, and it would be sited on a parcel of land to the west of the broiler units. Its principal elevation would be orientated to the north east and it would be served by the existing agricultural access off Sherrington Road. A detached garage and carport

Further information on the subject of this report is available from Mr Adam Lewis on 01432 383789

building is also proposed to the south east corner of the site which would be clad with larch boarding under a slate roof. Foul water would be managed through the installation of a new package treatment plant and associated spreader field, whilst surface water will be discharged to soakaways.

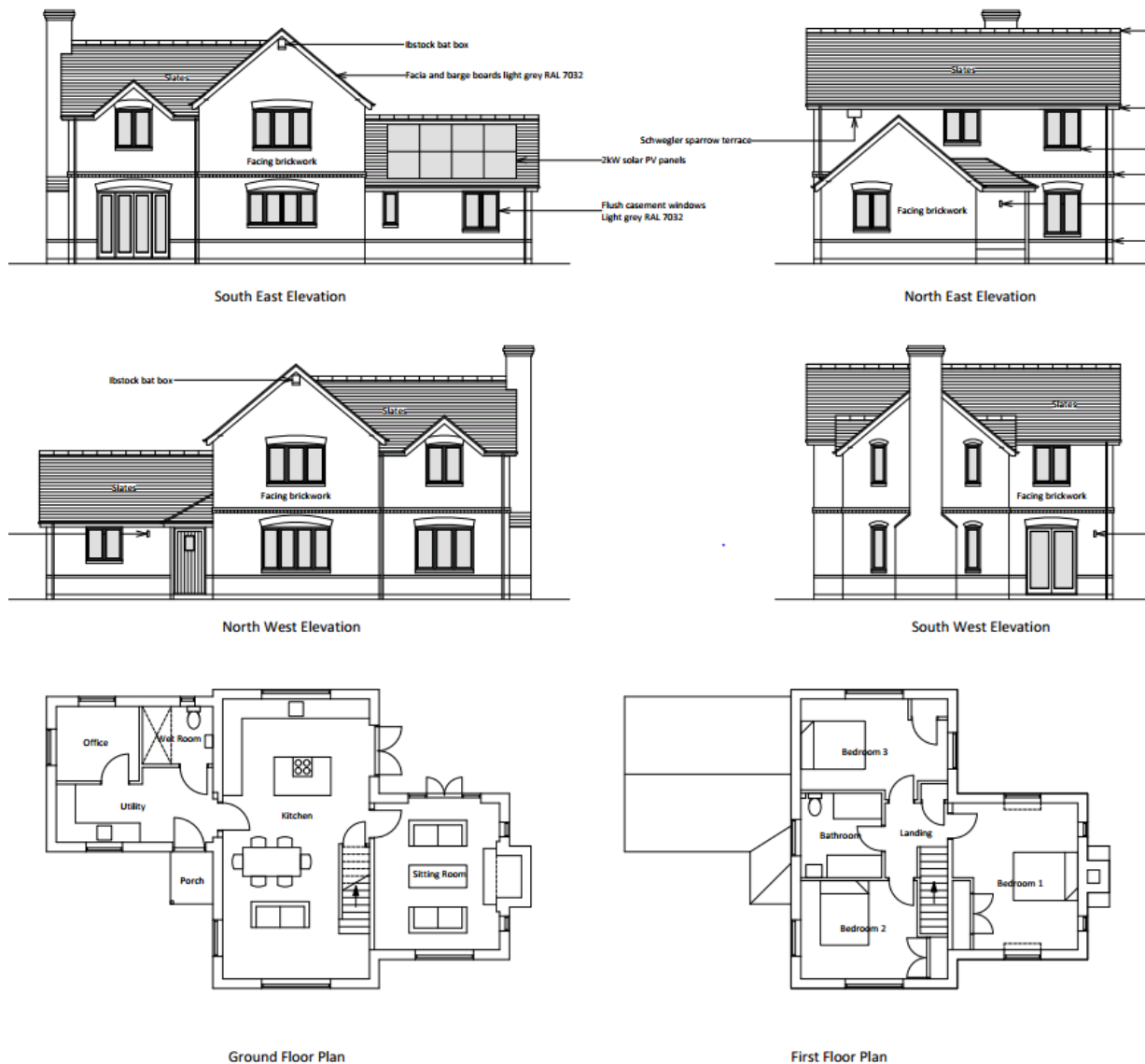


Figure 3: Proposed Elevations and Floor Plans

2. Policies

2.1 Herefordshire Local Plan – Core Strategy (2015)

The following policies are considered to be of relevance to this application:

- SS1 - Presumption in Favour of Sustainable Development
- SS2 - Delivering New Homes
- SS3 - Releasing Land for Residential Development
- SS4 - Movement and Transportation
- SS6 - Environmental Quality and Local Distinctiveness
- RA1 - Rural Housing Strategy
- RA2 - Housing in Settlements Outside Hereford and the Market Towns
- RA3 - Herefordshire's Countryside

Further information on the subject of this report is available from Mr Adam Lewis on 01432 383789

- RA4 - Agricultural, forestry and rural enterprise dwellings
- RA6 - Rural Economy
- MT1 - Traffic Management, Highway Safety and Promoting Active Travel
- LD1 - Landscape and Townscape
- LD2 - Biodiversity and Geodiversity
- LD3 - Green Infrastructure
- SD1 - Sustainable Design and Energy Efficiency
- SD3 - Sustainable Water Management and Water Resources
- SD4 - Wastewater Treatment and River Water Quality

The Herefordshire Local Plan Core Strategy policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

https://www.herefordshire.gov.uk/info/200185/local_plan/137/adopted_core_strategy

2.2 The National Planning Policy Framework (NPPF)

1. Introduction
2. Achieving sustainable development
4. Decision-making
5. Delivering a sufficient supply of homes
6. Building a strong, competitive economy
9. Promoting sustainable transport
12. Achieving well design places
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the historic environment

2.3 Neighbourhood Development Plan

The Pembridge Parish was designated as a Neighbourhood Area on the 31st August 2012. The draft Neighbourhood Development Plan was sent for Independent Examination on the 3rd October 2018. The draft plan is material consideration and, at its current stage of progression, it is considered to carry moderate weight for the purposes of decision taking.

- PEM1: Promoting Sustainable Development
- PEM2: Development Strategy
- PEM5: Meeting Housing Needs
- PEM6: Design Criteria for Residential Development
- PEM9: Working from Home
- PEM10 - Agricultural Diversification and Tourism Enterprises
- PEM11: Intensive Livestock Units Policy
- PEM18: Retaining the Natural Environment and Landscape
- PEM23: Sustainable Design
- PEM25: Highway Design Requirements

https://www.herefordshire.gov.uk/download/downloads/id/14726/neighbourhood_development_plan_april_2018.pdf

3. **Planning History**

3.1 The proposal site itself has not been the subject of any past planning applications. The following applications relating to the adjacent poultry units and wider farm are however considered to be relevant to the current proposal;

- **P171829/FH** - Proposed change of use and alterations to form ancillary dwelling – Little Sherrington - Withdrawn

Further information on the subject of this report is available from Mr Adam Lewis on 01432 383789

- **DCN091082/F** - Proposed additional poultry house and feed bins alongside existing four poultry houses – Approved 2009
- **DCH960073/F** - Erection of one additional poultry house, feed silo and ancillary works at Sherrington Manor, Pembridge – Approved 1996
- **DCH910290/A30** - Erection of one additional poultry house and ancillary works at Sherrington Manor, Pembridge – Approved 1991
- **DCH880127/A30** - erection of 1 no. 240' x 60' poultry house for producing broiler chickens at Sherrington Manor, Pembridge – Approved 1988
- **DCH860056/A30** - Erection of a poultry house (240ft x 60ft) at Sherrington Manor, Pembridge – Approved 1986

4. Consultation Summary

Internal Council Consultations

- 4.1 **Agricultural/Rural Business Consultant – Objection - No essential need.** An extract of the consultation response is found below. The full response can be viewed on the Council's website.

Clause 28 of the National Planning Policy Framework (NPPF) states that local planning policy should, in future, promote the development and diversification of agricultural and other land based rural businesses.

In accordance with Clause 55 of this framework, local planning authorities are required to promote sustainable development in rural areas with regard to housing but “should avoid new isolated homes in the countryside unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside.”

This exact wording originated from clause 10 of PPS7, the only difference being was that clause 10 went on to recommend that planning authorities should follow the advice in Annex A to PPS7.

Despite the status of the NPPF, Annex A of PPS7 provided clear criteria to assess the ‘essential need’ for a dwelling. This guidance is tried and trusted and continues to be used by professionals and accepted as a process for assessing essential need by planning inspectors, and one which I continue to use.

Importantly, Policy RA4 – Agricultural, forestry and rural enterprise dwellings of the Core Strategy clearly reflects the criteria of justification as set out in PPS7.

Functional Need

The most frequent reason for a functional need for a rural worker to be permanently based on a site is so that there is somebody experienced to be able to deal quickly with emergency animal welfare issues that are likely to arise throughout the year and during the middle of the night.

Aside from emergencies, the day to day management of the Broiler houses will be meticulously planned for, with routines varying with each stage of flock development. When birds are ‘in’, this will involve checking the birds a few times a day and sometimes late, depending at what stage, plus monitoring the automated systems.

Further information on the subject of this report is available from Mr Adam Lewis on 01432 383789

As previously referred to the unit is fully automated and alarmed and linked to phones, and so if anything seriously became amiss members of the family and whosoever else selected would be immediately aware.

The important factor is here that there should be somebody readily available who can make the correct decision and take the right action in the event of a system breakdown.

It is important to note that such an occurrence may not happen in a given year. However unlikely, there is always the potential for an emergency situation occurring and considering the scale of operation, it would seem at the very least, to be reasonably necessary, for there to be somebody based close enough to be able to get to the site quickly during those periods the houses are occupied, which is a scenario that could occur throughout the year.

Reacting quickly would especially apply to the latter part of the rearing cycle when the body mass of the birds will make them more vulnerable to quick deterioration if there was for instance a break down in the system causing sudden temperature fluctuation. In mid-summer this might require somebody getting to the site within minutes.

If the cause is a power cut then it would still be important for somebody to get to the site quickly to make sure the automatic generators have kicked in.

Full Time Labour

It stands to reason that the labour input associated with the enterprise on which one is assessing an essential cannot be a part time occupation. In this case it is clear that the poultry enterprise justifies equivalent of at least one full time employee.

Establishment and Viability

A permanent dwelling clearly cannot be considered essential unless the enterprise on which the proposed essential need is based is viable and likely to continue be so into the foreseeable future.

The sustainability of the proposed enterprise will be reliant on the enterprise being able to survive financially, with a minimum requirement to meet cost of a full-time worker to justify an on-site presence.

The poultry enterprise is clearly a viable business in its own right and likely to remain so for the foreseeable future.

Other Dwellings

This relates to whether there are any dwellings functionally available to the farming business that would render the proposal of a new worker's dwelling non-essential.

During normal working hours, and during the periods when birds are in, there should be a worker in and around the poultry buildings or if not somewhere on the farm, and so a dwelling within easy access is largely superfluous during the working day.

The need for a worker to be based nearby arises during the night time hours when there could conceivably be breakdown in the automated system. At present this is covered by the presence of David or Andrew at the main farmhouse. Although currently occupied by Mrs Thomas senior some weight must be given to the potential availability of Little Sherrington which is only 2 minutes away by car.

The difficulty arises in sourcing a Poultry Manager without being able to offer some accommodation taking into account that he or she might come with a family. Despite what planning status the mobile home has, in its present state it would not be considered commensurate.

In the event that Little Sherrington could not be made available then a dwelling within commutable distance would be the alternative. Leominster is 9 miles away and Kington only 7 miles. There are numerous properties for sale and rent within these settlements.

According to Rightmove there are 15 properties under £250,000 within 3 miles in nearby villages such as Weobley, Lyonshall and Dilwyn.

Although there might be some inconvenience involved with the manager having to commute, a dwelling away from the poultry unit is often the preferred option for a manager especially with a family.

A common reason for it being desirable for a poultry manager to be sited close to a broiler site is for security, since such units are often located in isolated locations. In this case however the applicants live only across the road.

Conclusion

There is currently no essential need for the development of a further dwelling at Sherrington Manor Farm.

4.2 Transportation Manager – No objections

Based on the submitted plans we have no objections for this development.

We would expect there to be a minimum of three car parking spaces within the site and suitable space for cycle storage within the garage.

The access arrangements are sufficient and in existing use

4.3 Conservation Manager (Ecology) – No Objection

I note that the proposed PTP to manage foul water will discharge final outfall to a soakaway field on land under the applicant's control. This proposal is in line with best practice and Core Strategy Policies SD4 and LD2 and should be subject to implementation as part of approved plans.

The supplied planting plan and proposed Biodiversity enhancements as detailed on supplied drawing ref 1841/003 appear relevant and appropriate and should be subject to implementation in full as part of plans approved under any planning consent granted.

5 Representations

5.1 Pembridge Parish Council – Support

Pembridge Parish Council recognise the need for a dwelling on this site and SUPPORT this application to promote sustainability for the functioning of the farm and it is in line with Core Strategy policy RA4

5.2 18 Letters of Support have been received, 13 of which are from the operators of other poultry enterprises across the county. The content of the letters can be summarised as follows

Further information on the subject of this report is available from Mr Adam Lewis on 01432 383789

- A manager is needed on site to respond quickly to alarms and emergencies such as blocked feed pipes, water leaks, power cuts and temperature changes. A manager living off site could not respond fast enough and this would be a risk to the welfare of the birds and the viability of the business
- A manager living off-site would not be able to commute or respond to emergencies in extreme weather events such as snow
- The typical working pattern of a site manager does not suit commuting as it is spread across a long working day involves early morning and late night checks.
- Reducing travel to-and-from the site reduces biosecurity risks
- Good quality workers accommodation is required in order to retract and retain staff.
- Living off-site does not create a good work-life balance for the farm manager
- The existing enterprise is big enough to justify a manager's dwelling
- The proposal would help to provide employment in a rural area
- The proposal would contribute to increasing the housing supply
- Having a dwelling on site is more sustainable as it would reduce the need of travel/commute

All consultation responses can be viewed in full on the Council's website using the following link;

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=181925&search=181925

Internet access is available at the Council's Customer Service Centres:-

<https://www.herefordshire.gov.uk/government-citizens-and-rights/customer-services-enquiries/contact-details?q=customer&type=suggestedpage>

6. Officer's Appraisal

Policy Context and Principle of Development

6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states as follows:

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

6.2 In this instance the adopted development plan is the Herefordshire Local Plan – Core Strategy (CS). The National Planning Policy Framework (NPPF) is also a significant material consideration. The site also falls within the parish of Pembridge, which is a designated Neighbourhood Area for the purposes of preparing a Neighbourhood Development Plan (NDP). The draft NDP was sent for Independent Examination on the 3rd October 2018 and the Examiner's Report is awaited. At this stage, it is considered the draft plan carries moderate weight for the purposes of decision taking.

6.3 A range of CS policies are relevant to development of this nature, and these are outlined in full at Section 2.1. Strategic policy SS1 of the CS sets out the presumption in favour of sustainable development, which is reflective of the positive presumption that lies at the heart of the NPPF. Policy SS1 confirms that proposals which accord with the policies of the Core Strategy (and, where relevant, other Development Plan Documents and Neighbourhood Development Plans) will be approved, unless material considerations indicate otherwise.

6.4 The presumption in favour of sustainable development and how this should be applied to planning decisions is discussed in more detail at paragraph 11 of the NPPF. At 11 (d), the framework states that where the policies most important for determining the application are 'out-of-date' planning permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits or the application of the policies in the framework provides a clear reason for refusing the proposal. At footnote 7, it is confirmed that a

failure to demonstrate a five year supply of housing and requisite buffer in accordance with paragraph 73 will render policies relevant to delivering housing out-of-date.

- 6.5 The matter of housing land supply has been the subject of particular scrutiny in a number of recent appeal inquiries and it has been consistently concluded that that the Council is not able to demonstrate a 5 year supply of housing land. The most recent supply statement (published October 2018) outlines that the supply position in Herefordshire stands at 4.55 years. Whilst this represents a marginal improvement from the previous position, the shortfall in the five year supply means that the presumption in favour of sustainable development as set out at Paragraph 11 of the Framework is engaged.
- 6.6 Notwithstanding this, the absence of a 5 year housing land supply does not render policies related to the supply of a housing an irrelevance for the proposes of decision taking. Indeed, recent case law (Suffolk Coast DC v Hopkins Homes [2016 – EWVA Civ 168]) has reinforced that it is a matter of planning judgement for the decision-maker to attribute the degree of weight to be afforded depending on the context of the decision. In this case, given that the shortfall in supply is relatively low and the CS policies relevant to housing supply are in general conformity with the NPPF, it is considered that the relevant policies of the CS continue to attract significant weight. This is particularly relevant in the context of housing supply in the rural context, where policies RA2 and RA3 accord with the approach endorsed at Paragraph 79 of the NPPF whereby isolated homes in the countryside should be avoided unless there are special circumstances.
- 6.7 Strategic policy SS2 of the CS makes an overall provision for the delivery of a minimum of 16,500 new homes in Herefordshire between 2011 and 2031 to meet market and affordable housing needs. The policy confirms that Hereford is to be the main focus for new housing development in the county, providing 6,500 new homes over the plan period. This is followed by the five market towns in the tier below which are to provide 4,700 new homes. In the county's rural settlements, a minimum of 5,300 new homes will be delivered. In these areas new housing will be acceptable where 'it helps to meet housing needs and requirements, supports the rural economy and local services and facilities and is responsive to the needs of its community'. This accords with Paragraph 78 of the NPPF, which advises that to promote sustainable development housing should be located where it will enhance or maintain the vitality of rural settlements.
- 6.8 Core Strategy policy RA1 explains that the minimum requirement for 5,300 new homes to be provided in the rural areas will be distributed across seven Housing Market Areas (HMAs). The application site in this instance lies within the Kington HMA, which has an indicative growth target of 12% (equivalent to delivering 317 new homes across the plan period). For the parish of Pembridge, this equates to providing a minimum of 61 new dwellings.
- 6.9 Policy RA2 identifies the rural settlements which are to be the main focus for proportionate housing development in the rural areas (Fig. 4.14) and the other smaller settlements where proportionate housing is considered appropriate (Fig. 4.15). The policy states that residential development proposals should be located within or adjacent to the main built up area of the settlement. The policy also sets the expectation that, where appropriate, settlement boundaries or reasonable alternatives for the the identified settlements will be defined by either Neighbourhood Development Plans or Rural Areas Sites Allocations DPD.
- 6.10 In this case, the Pembridge Neighbourhood Plan has been drafted and is currently undergoing Independent Examination. The plan is a material consideration and at this stage it is considered to hold moderate weight for the purposes of decision taking. Through emerging policy PEM2 the plan sets out the development strategy for the parish, and states the village of Pembridge will be the main focus for new development during the plan period. At point a) a draft settlement boundary for the village is defined, and policy PEM3 goes on to state that proposals for new housing will be restricted to infilling within this boundary and to sites allocated through policy

PEM4. At point b), policy PEM2 states that housing development outside of Pembridge village boundary should be exceptional and located in accordance with relevant policies in Herefordshire Local Plan Core Strategy, in particular, but not exclusively Policy RA3.

- 6.11 The application site in this case is clearly significantly divorced from the nearest settlement where new housing growth can be supported. The village of Pembridge lies approximately 3.5km to the north of the site across open countryside, whilst the other nearest identified settlements of Dilwyn and Holme Marsh are approximately equidistant (~3km) from the site to the east and west respectively in neighbouring parishes. It follows therefore that the site is not sustainably located and the principle of new residential development is not supported under CS policy RA2 or the emerging policies of the Pembridge NDP.
- 6.12 CS policy RA3 relates to proposals for new residential development in rural locations outside of settlements, and states that proposals in such locations will be limited to proposals which satisfy one or more exceptional criteria. This accords with the approach set out at paragraph 79 of the NPPF, which states that new isolated homes in the countryside should be avoided unless special criteria are met. Under point 1, RA3 states that one of the special exceptions where a proposal can be supported is where it meets an agricultural or forestry need for a worker to live permanently at or near their place of work and complies with Policy RA4. This reflects point a) of paragraph 79.
- 6.13 Policy RA4 states that proposals for dwellings associated with agriculture, forestry and rural enterprises will be permitted where it can be demonstrated there is a sustained essential functional need for the dwelling and it forms an essential part of a financially sustainable business and that such need cannot be met in existing accommodation. Policy RA4 states that proposals for such dwellings should:
1. demonstrate that the accommodation could not be provided in an existing building(s);
 2. be sited so as to meet the identified functional need within the unit or in relation to other dwellings; and
 3. be of a high quality, sustainable design which is appropriate to the context and makes a positive contribution to the surrounding environment and rural landscape.
- 6.14 Applying RA4 to the current case, the poultry enterprise at Sherrington Manor is accepted as being financially sound. The majority of the poultry units having been on site for a period of approximately 20 years the enterprise is clearly well established and the current application is supported by business accounts for the years ending 2015, 2016 and 2017. These have been reviewed by the Council's Agricultural Consultant, and it is confirmed that the poultry enterprise is considered to be a financially sustainable business and that it is likely to remain so for the foreseeable future.
- 6.15 CS policy RA4 states that proposals for a new agricultural worker's dwelling will be supported where it can be demonstrated that there would be a sustained functional need for it, and the supporting text at 4.8.27 outlines that such needs typically relate to providing essential supervision and management. That is the case with the current application, with the supporting Agricultural Business Appraisal at Section 7 outlining that in the context of the poultry units the essential need for a worker to live on site is considered to arise from the need to respond quickly to any alarms or systems failures. It is accepted that it is essential that such issues are dealt with expediently; both for the welfare of the birds and to prevent harm occurring to the business if a crop is lost.
- 6.16 In this case, the poultry enterprise at Sherrington Farm has been in operation for a considerable period of time. The first four of the units were all granted consent and constructed over twenty years ago, and the last unit was constructed in 2012 (see Section 3). Over this time the units

have been managed effectively by the applicant from Sherrington Manor Farmhouse, which is found adjacent to the broiler units on the opposite side of the highway. The close proximity of this dwelling to the site allows for a prompt response to any alarms or systems failures in the units, and this is presumably why no need for an additional dwelling has arisen in the preceding decades they have been in operation. Whilst the supporting Agricultural Business Appraisal briefly outlines a desire to dedicate more time to other areas of the business, no legitimate reason is given why the applicant or his son (both residing in the main farmhouse and solely employed by the farm) cannot continue to respond to emergencies or breakdowns. Outside of these extraordinary scenarios, the operation of the poultry units is highly automated and each crop of birds will be methodically planned for. The day-to-day running of the poultry units could therefore be adequately overseen by a manager who resides off-site and commutes on a daily basis. Whilst it may be desirable to have a manager live on site therefore, the continued successful operation of the poultry enterprise for a period exceeding twenty years without one demonstrates that it is clearly not essential, as the need to respond quickly to alarms and emergencies is met by the presence of the applicant and his son in the existing farmhouse. Indeed, the specialist advice received from the Council's Agricultural Consultant reaffirms the view that there is no essential functional need for the provision of a further dwelling on the farm. The proposal would thus be in conflict with CS policy RA4 in this regard, and the proposal would not satisfy the exceptional circumstances which would allow for a new dwelling in the open countryside to be supported.

- 6.17 Notwithstanding the matter of functional need, RA4 also makes it clear that proposals for new dwellings will only be supported where the need cannot be met in existing accommodation. Under point 1), it also sets out a preference whereby the use of existing buildings should be considered first in order to meet accommodation needs. As well as existing residential properties, it is explained at 4.8.33 that preference should be given to the conversion of suitable existing buildings before new development is considered.
- 6.18 As well as the main farmhouse, the farm also has a second dwelling within its ownership at Little Sherrington, which is found approximately 500m to the north of the poultry units and is a few minutes away by car (Figure 4). It is understood from the supporting Agricultural Business Appraisal that this dwelling is currently occupied by the applicant's mother who, whilst partner in the business, has a reduced role in the day-to-day running of the farm. Given this low level of active involvement, it is considered that some weight should be given to the potential availability of this dwelling to house a worker if there were a genuine essential need.

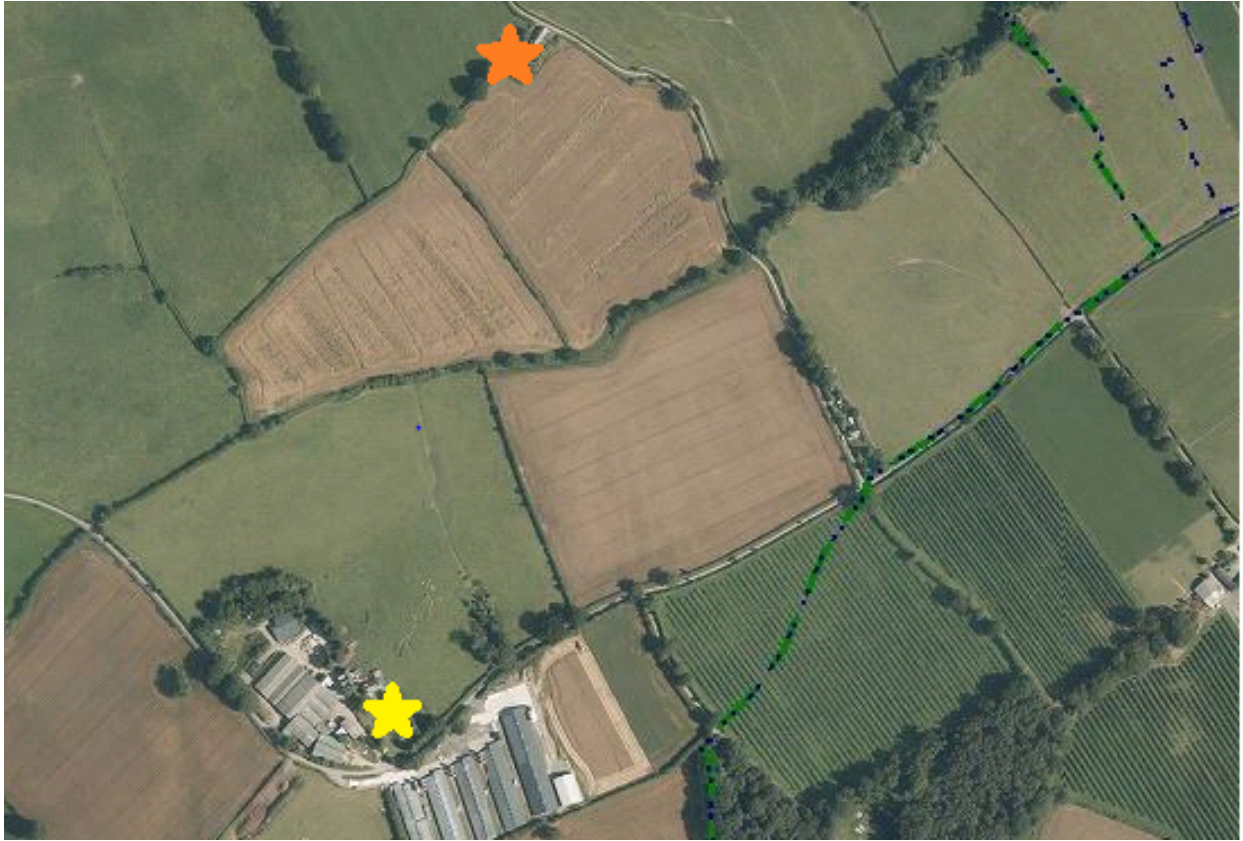


Figure 4: Aerial photograph showing location of Sherrington Manor Farmhouse (Yellow) and Little Sherrington (Orange)

- 6.19 Whilst there is a large mobile home on the site which is reported to be used as seasonal workers accommodation, this does not appear to have the benefit of planning permission and it is not known how long it has been in place. It is therefore assumed the mobile home is on the site unlawfully, and little weight can be given to this as an option for accommodation.
- 6.20 In the wider context, a search of property websites Rightmove and Zoopla show 9 properties for sale within a 3 mile radius of the site under £250,000 (at the time of report publication). Whilst this may be slightly less convenient than living on site, it is not considered that this would be an unreasonable day-to-day commute for a farm worker given that the existing farmhouse would still be occupied by the applicant and his son so that any emergencies with the adjacent sheds can be responded to immediately.
- 6.21 With regards to the potential of converting existing buildings, it is noted that the supporting Agricultural Business Appraisal at Section 6 asserts that there are no buildings on the farm suitable for conversion to a worker's dwelling in a cost effective manner. However, no detailed assessment or justification as to why this is the case is provided. From the Officer's visit to the site, it would appear that the existing brick and timber framed barn to the north-west of the main farmhouse (Figure 5) would be suitable for conversion to a dwelling and would be sited in a manner which would satisfy any management needs that may exist. No detailed consideration of this option however has been provided. Moreover, it is also noted that an application was submitted in 2017 to convert an existing outbuilding at Little Sherrington to a two bedroom 'ancillary dwelling' (P171829/FH). The supporting statement at the time outlined that this accommodation would be used to accommodate the Applicant's son and his partner, both of whom were reported to work on the farm. However, this application was withdrawn by the applicant in September 2017. The submission of this application however demonstrates that the existing structure at Little Sherrington was considered to be practically capable of being converted to residential use, yet no consideration of this as an option to provide additional accommodation has been made in the current proposal.



Figure 5: Existing barn to the north-west of the farmhouse

- 6.22 Notwithstanding the issue in respect of essential need, it is also therefore considered that the application has not adequately demonstrated that it is not possible to provide accommodation within existing buildings on the farm holding (either in existing dwellings or through the conversion of farm buildings). Further conflict with RA4 is therefore identified in this sense.
- 6.23 In light of the proceeding, the application is found to be in conflict with policies RA4 and RA3 of the CS and the proposal would not represent an exceptional circumstance whereby new residential development in the open countryside can be supported. Rather, the principle of the development is found to be unacceptable. Notwithstanding this, other matters relevant to the application are considered below.

Design, Amenity and Landscape Impacts

- 6.24 CS policy is of most relevance to the erection of new buildings, and requires that new developments are designed to maintain local distinctiveness through incorporating local architectural detailing and materials and respecting scale, height, proportions and massing of surrounding developments. In the context of an agricultural worker's dwelling specifically, policy RA4 also requires that proposals should be of a high quality, sustainable design which is appropriate to the context and makes a positive contribution to the rural landscape. Similar principles in respect of sustainable design are found in policy PEM23 of the emerging NDP. These policies are in accord with the principles set out in the NPPF, particularly Paragraph 127 which requires (inter alia) that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- 6.25 In respect of landscape impacts SC policy LD1 is of pertinence, and requires that the character of the landscape and townscape has positively influenced, inter alia, the design, scale and site selection and that the scheme incorporates new landscape schemes to ensure development integrates appropriately into its surroundings.

- 6.26 The scheme in this instance is not considered to cause any tension with the above policies. The proposed siting of the dwelling is considered to be appropriate in the context of existing surrounding development, and the scheme proposes new landscaping measures to ensure the building would integrate to its surroundings and not appear as isolated from the rest of the farm. The design of the dwelling itself is also appropriate, utilising materials and detailing which are reflective of the rural context of the site and reflect local distinctiveness. The general scale of the dwelling is also considered to be commensurate with the proposed use as accommodation for a rural worker.
- 6.27 Policy SD1 also requires that all developments achieve good standards of residential amenity for existing and future occupiers, which again accords with the overarching principles of the NPPF. In this instance, the absence of any other existing dwellings adjacent to the site is such that no adverse impact would occur upon neighbouring amenity through overlooking, overshadowing or overbearing. In terms of the amenity of future occupiers of the dwelling itself, the proximity of the site to the adjacent poultry units may ordinarily give cause for concern in terms of odour. However, the nature of the proposal, being for manager's accommodation, is such that this relationship is acceptable in this instance.

Highways Matters

- 6.28 Core Strategy Policy MT1 relates to the highways impacts of new development, and requires that proposals demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient flow of traffic on the network or that traffic impacts can be managed to acceptable levels to reduce and mitigate any adverse impacts from the development. It also requires under (4) that developments are designed and laid out to achieve safe entrance and exit and have appropriate operational and manoeuvring space, having regard to the standards of the Council's Highways Development Design Guide. This approach accords with the principles outlined in section 9 of the NPPF, in particular Paragraphs 108-9 which advise that it should ensure that safe and suitable access can be achieved for all users and that development should only be refused on highways grounds if there would be an unacceptable impact on highways safety. Similar principles are also found within draft policy PEM25 of the emerging NDP.
- 6.29 The proposed dwelling would be served by the existing access onto the unclassified Sherrington Road, which also serves the adjacent broiler units. It is considered that the provision of a single new dwelling would lead to a minimal intensification in the use of this access over the current, and the layout of the access and nature of the highway is not such that any concerns arise in respect of highways safety. Appropriate parking to serve the new dwelling would also be provided within the site, and adequate manoeuvring space would be available to ensure that vehicles can turn and enter/leave the site in a forward gear. The Council's Transportation Manager does not object to the proposal, and no conflict with policy MT1 is identified.

Drainage

- 6.30 Policy SD3 of the Core Strategy states that measures for sustainable water management will be required to be an integral element of new development in order to reduce flood risk, avoid an adverse impact on water quality, protect and enhance groundwater resources and to provide opportunities to enhance biodiversity, health and recreation and will be achieved by many factors including developments incorporating appropriate sustainable drainage systems to manage surface water. For waste water, policy SD4 states that in the first instance developments should seek to connect to the existing mains wastewater infrastructure. Where evidence is provided that this option is not practical alternative arrangements should be considered in the following order; package treatment works (discharging to watercourse or soakaway) or septic tank (discharging to soakaway).

- 6.31 The scheme in this instance proposes the use of a package treatment plant to manage foul water with outfall to a soakaway drainage field. In the absence of a mains sewer proximal to the site, this would be an acceptable solution which would accord with the hierarchal approach set out in CS policy SD4. Surface water from the development will be managed through the use of soakaways. This is an acceptable method in principle which would accord with CS policy RA3. Full details of both management schemes would be secured through condition.

Ecology/Biodiversity

- 6.32 The site as existing is considered to be of limited ecological value, and the Council's Ecologist has offered no objections to the scheme. In accordance with policy LD2 and Paragraph 170 of the NPPF, the application has also put forward a range of ecological enhancement measures as part of the scheme and these would be secured by condition.

Planning Balance and Conclusions

- 6.33 Both Core Strategy policy SS1 and paragraph 11 of the National Planning Policy Framework engage the presumption in favour of sustainable development and require that development should be approved where they accord with the development plan. The NPPF encompasses the government's view of what is meant by sustainable development in practice. The three themes, economic, environmental and social should be pursued jointly and simultaneously.
- 6.34 The proposal in this instance is for housing, and in the context of a deficit in the housing land supply the application must be considered in accordance with the tests prescribed at Paragraph 11 of the NPPF and policy SS1 of the CS. Permission should be granted, therefore, unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole or specific policies in the framework protecting areas of assets of particular importance provide a clear reason for refusing the development.
- 6.35 In the case the proposal site is significantly divorced from the nearest settlement (Pembridge) which has been identified as an appropriate location for new housing growth by both the CS policy RA2 and the relevant policies of the emerging NDP. The site is therefore considered as being unsustainable in a locational sense for open market housing, and the application consequently falls to be considered against the exceptional circumstances set out by CS policies RA3 and RA4 and at Paragraph 79 of the NPPF.
- 6.36 The application has been made on the premise that the new dwelling is required to satisfy a sustained essential functional need to have a worker live permanently on the site to manage the existing poultry units. However, having regard to the existing dwellings on the farm and the long-established nature of the enterprise, it is considered that no such functional need exists. This is in the sense that the need to respond quickly to alarms and emergencies in the poultry units can continue to be met by the applicant and his son, both of whom reside in the existing farmhouse found immediately adjacent, and the provision of an additional dwelling for these purposes would hence be superfluous and unjustified. This view is reaffirmed by the specialist advice received from the Council's Agricultural Consultant. In light of this, the provision of an additional dwelling at Sherrington Manor Farm is found to be unjustified and the proposal would be contrary to the policy RA4 and RA3 of the CS and the advice set out at Paragraph 79 of the NPPF.
- 6.37 In applying the overall planning balance, the proposal for a new residential dwelling in this rural location is found to be without justification and would lead to significant harm in terms of its conflict with the Development Plan and promoting unsustainable patterns of development. The scheme would hence not be representative of sustainable development, and as a consequence it does not benefit from the positive presumption set out in in the NPPF and CS. The application is accordingly recommended for refusal in line with the reason outlined below.

RECOMMENDATION

That planning permission be refused for the following reasons:

- 1. **Having regard to the information provided in the supporting Agricultural Business Appraisal, the nature of the existing enterprise and the existing dwellings on the farm, the application has failed to demonstrate that there is an essential functional need for an additional worker’s dwelling to be provided at Sherrington Manor Farm or that any such need for accommodation cannot be met with existing buildings. The proposal would hence not satisfy any of the special circumstances which would allow new residential development in the countryside to be supported as it would be contrary to Policies RA3 and RA4 of the Herefordshire Local Plan – Core Strategy, Paragraph 79 of the National Planning Policy Framework, and Policy PEM2 of the draft Pembridge Neighbourhood Development Plan.**

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations and identifying matters of concern with the proposal and discussing those with the applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which have been clearly identified within the reason(s) for the refusal, approval has not been possible.

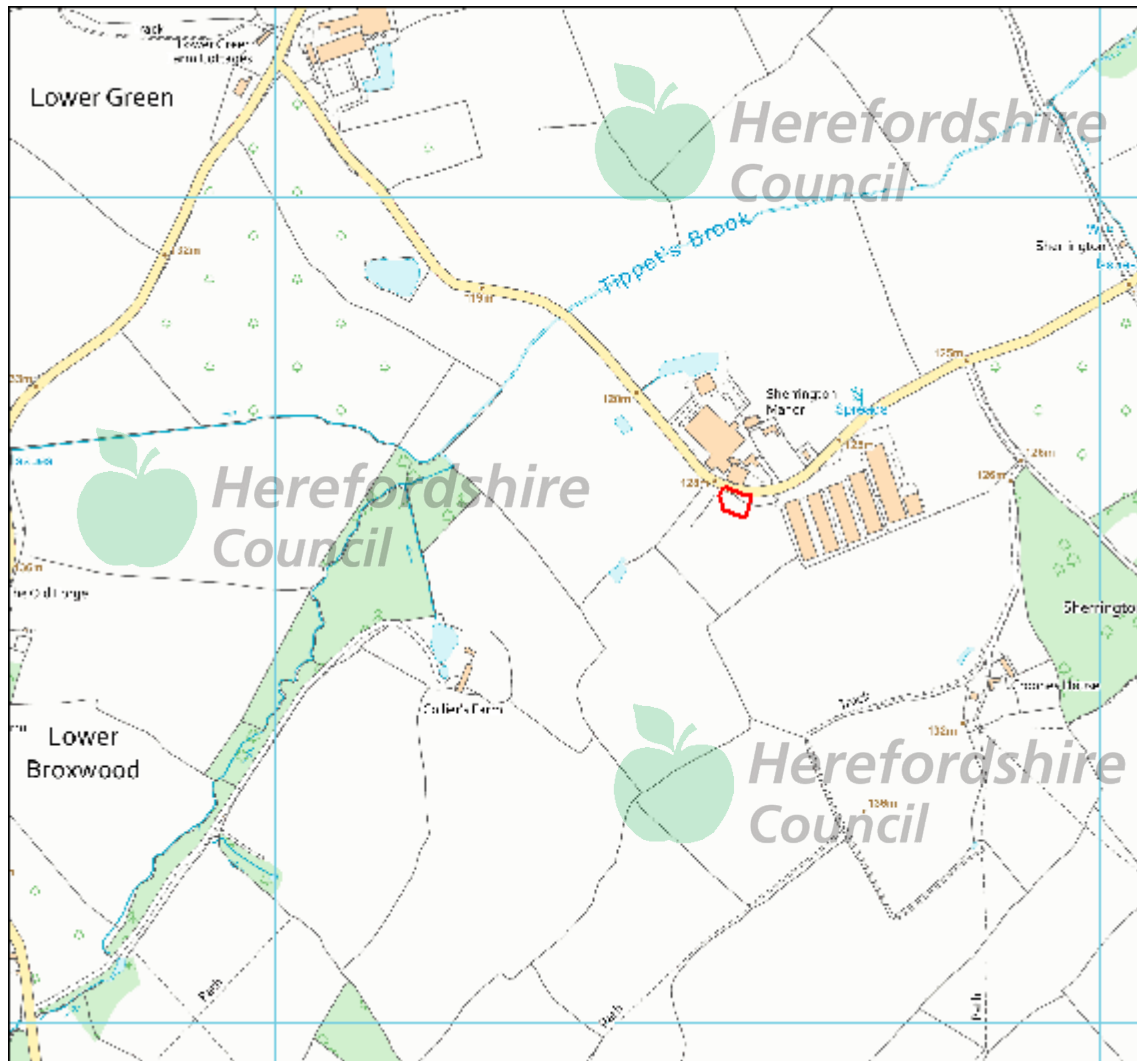
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: 181925

SITE ADDRESS : SHERRINGTON MANOR FARM, SHERRINGTON ROAD, BROXWOOD, HR6 9JR

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Further information on the subject of this report is available from Mr Adam Lewis on 01432 383789

MEETING:	PLANNING AND REGULATORY COMMITTEE
DATE:	21 November 2018
TITLE OF REPORT:	<p>181237 - PROPOSED ERECTION OF 8 NO. HOUSES CONSISTING OF 4 NO. 3 BED & 4 NO. 4 BED HOUSES ALONG WITH ASSOCIATED ROADS, PARKING AND SOFT LANDSCAPING. AT LAND AT LITTLE FIELDS, BRIDSTOW, HEREFORDSHIRE.</p> <p>For: Mr & Mrs Hembry per Miss Rachel Hare, Upper Twyford, Twyford, Hereford, Herefordshire HR2 8AD</p>
WEBSITE LINK:	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=181237&search=181237
Reason Application submitted to Committee – Redirection	

Date Received: 4 April 2018

Ward: Llangarron

Grid Ref: 357539,225123

Expiry Date: 30 May 2018

Local Member: Councillor EJ Swinglehurst

1. Site Description and Proposal

- 1.1 The site comprises two parcels of land located within the Wye Valley AONB at Bridstow, a settlement listed under Core Strategy policy RA2 as a location for proportionate growth. The parcels of land are located either side of a Public Rights of Way (PROW BW16) which dissects it. Given that the characteristics of each parcel are different and require different approaches vis-à-vis development, each is addressed in turn.
- 1.2 The northern parcel, on the historic maps is entitled Oaklands and appears to relate to the nearby Oaklands House and villa. To the west of this northern parcel are a number of specimen oak trees. Their presence is indicated upon the historic mapping and they are regarded as important features within the landscape which should be preserved. The PROW BW16 is an historic route which crosses the site and links the village with Woodlands House, its integrity should therefore be maintained and not enclosed by built form. The landscape character type is Principal Settled Farmlands where development is near to and addresses the highway in a wayside pattern.
- 1.3 The southern parcel of land is a small pasture field bounded on all sides by hedgerow and trees. Historically the site formed part of a larger field, a section of which was taken for development in the form of social housing. Whilst the site boundary runs parallel with PROW BW16. This part of the application site is well contained within the landscape.
- 1.4 The proposal is for the erection of 8 no. houses consisting of 4 no. 3 bed and 4 no. 4 bed houses along with associated roads, parking and soft landscaping.

Further information on the subject of this report is available from Mr C Brace on 01432 261947

1.5 The application is a full application and the proposed plans are accompanied with –

- Design and Access Statement
- Landscape and Visual Appraisal
- Landscape Layout
- Illustrative Landscape Proposals
- Planting Plan
- Preliminary Ecological Appraisal with Preliminary roost assessment
- Reptile Survey Report
- Ecological Mitigation & Enhancement Strategy
- 2no. Full 2- Day Term Time Speed Surveys
- Drainage Strategy Report
- Drainage Scheme
- Material Palette

2. Legislation and Policies

2.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states as follows *“If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”* The National Planning Policy Framework (NPPF) reaffirms this position however is a material consideration.

The legal framework for AONBs in England and Wales is provided by the Countryside and Rights of Way Act (CRoW) 2000 which reaffirms the primary purpose of AONBs: to conserve and enhance natural beauty, and sets out responsibilities for their management. In particular relevance to the application are the following sections –

Section 82 reaffirms the primary purpose of AONBs: to conserve and enhance natural beauty.

Section 84 confirms the powers of local authorities to take appropriate action to conserve and enhance the natural beauty of AONBs.

Section 85 places a duty on all public bodies and statutory undertakers to ‘have regard’ to the ‘purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty.’

2.2 Herefordshire Local Plan Core Strategy – CS

The following Core Strategy policies are relevant to the application –

- SS1 – Presumption in favour of sustainable development
- SS2 – Delivering new homes
- SS4 – Movement and transportation
- SS6 – Environmental quality and local distinctiveness
- RA2 – Housing in settlements outside Hereford and the market towns
- MT1 – Traffic management, highway safety and promoting active travel
- LD1 – Landscape and townscape
- LD2 – Biodiversity and geodiversity
- LD3 – Green infrastructure
- SD1 – Sustainable design and energy efficiency
- SD3 – Sustainable water management and water resources
- SD4 – Waste water treatment and river water quality

Core Strategy policy SS6 describes proposals should conserve and enhance those environmental assets that contribute towards the county's distinctiveness, in particular its settlement pattern, landscape, biodiversity and heritage assets and especially those with specific environmental designations.

Policy SS6 then, in its list of criteria, states *Development proposals should be shaped through an integrated approach and based upon sufficient information to determine the effect upon landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty.*

Core Strategy Policy SS1 echoes the NPPF's presumption in favour of sustainable development. Setting out the strategy for delivery of new homes, CS Policy SS2 provides that the majority of housing is directed to Hereford city or one of the five market towns including Ross on Wye, and in the rural areas, housing will be acceptable within identified settlements listed under CS Policy RA2. One hundred and nineteen settlements have been identified under policy RA2 across the county to be the main focus of proportionate housing development in the rural areas. Residential development is to be located within or adjacent to the main built up area(s) of the named settlements. This is to ensure that unnecessary isolated, non-characteristic and discordant dwellings do not arise which would adversely affect the character and setting of a settlement and its local environment. Outside of Hereford city, the market towns and such settlements listed under RA2 (and their settlement boundaries defined within Neighbourhood Development Plans), sites are considered to be within a countryside location

Core Strategy Policy RA2 – *Housing in settlements outside Hereford and the market towns* states Housing proposals will be permitted where the following criteria are met:

- Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. In relation to smaller settlements identified in fig 4.15 proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned;
- Their locations make best and full use of suitable brownfield sites wherever possible;
- They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting; and
- They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand.

Core Strategy policy LD1 – *Landscape and townscape* criteria requires new development must achieve the following:

- demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, including protection and enhancement of the setting of settlements and designated areas;
- conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, through the protection of the area's character and by enabling appropriate uses, design and management

Core Strategy Policy SD1 – *Sustainable design and energy efficiency* states Development proposals should create safe, sustainable, well integrated environments for all members of the community. In conjunction with this, all development proposals should incorporate the following requirements:

- ensure that proposals make efficient use of land - taking into account the local context and site characteristics,

- new buildings should be designed to maintain local distinctiveness through incorporating local architectural detailing and materials and respecting scale, height, proportions and massing of surrounding development. while making a positive contribution to the architectural diversity and character of the area including, where appropriate, through innovative design;
- safeguard residential amenity for existing and proposed residents;
- ensure new development does not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination, land instability or cause ground water pollution;
- create safe and accessible environments, and that minimise opportunities for crime and anti-social behaviour by incorporating Secured by Design principles, and consider the incorporation of fire safety measures

2.3 National Planning Policy Framework – NPPF

The NPPF has ‘sustainable development’ central to planning’s remit and objectives. The NPPF also seeks positive improvements in the quality of the built, natural and historic environment and in regards people’s quality of life. The National Planning Policy Framework has been considered in the assessment of this application. The following sections are considered particularly relevant:

- 2. Achieving sustainable development
- 5. Delivering a sufficient supply of homes
- 11. Making effective use of land
- 12. Achieving well-designed places
- 15. Conserving and enhancing the natural environment
- 16. Conserving and enhancing the historic environment

Paragraph 11 of the Framework sets out the presumption in favour of sustainable development. For decision-taking this means where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies of the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Footnote 7 to Paragraph 11 states this includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73). The local authority is currently failing to provide a 5 year Housing Land Supply, plus a buffer and as such Paragraph 11 is triggered due to conflict with the relevant requirements of NPPF chapter 5 *Delivering a sufficient supply of homes*.

Where the existence of a five year land supply cannot be demonstrated, there is presumption in favour of granting planning permission for new housing unless the development can be shown to cause demonstrable harm to other factors that outweigh the need for new housing. In reaching a decision upon new housing the housing land supply position will need to be balanced against other factors in the development plan and/or NPPF which could result in the refusal of planning permission. This site is therefore assessed and considered on its suitability as being sustainable in regards its location and material constraints and considerations.

This position was crystalised at the Appeal Court prior to the NPPF 2018 coming into effect and the implications of this position following the *Suffolk Coastal DC v Hopkins Homes & SSCLG* and *Richborough Estates v Cheshire East BC & SSCLG*[2016] EWCA Civ 168 were described by the Court thus *We must emphasize here that the policies of the NPPF do not make "out-of-date" policies for the supply of housing irrelevant in the determination of a planning application or appeal. Weight is, as ever, a matter for the decision-maker (as described the speech of Lord*

Hoffmann in Tesco Stores Ltd. v Secretary of State for the Environment [1995] 1 W.L.R. 759, at p.780F-H).

Accordingly, the Council's housing land supply position vis-à-vis the NPPF does not result in the proposal being acceptable when there are both material considerations demonstrating the development should be refused or where, locally, housing supply targets can be demonstrated.

NPPF Paragraph 124 states *The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.* Paragraph 127 outlines Planning decisions should ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Policies specific to protected landscapes (including AONBs) are detailed at paragraph 172 and states *Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty. The scale and extent of development within these designated areas should be limited.*

2.4 Neighbourhood Plan

A neighbourhood area for Bristow parish was designated on 17 September 2013. To date, the Regulation 14 draft consultation has not been undertaken and it is understood the Plan is now on hold.

2.5 Other Relevant Material Planning Policies

The Wye Valley AONB Management Plan is a material consideration in the assessment of this application. The Wye Valley AONB Management Plan 2015 – 2020 sets out activities and pressures in the AONB, including those in relation to housing and the built environment. Pressures on the AONB include development located in places that are dependent on car use and unsympathetic and standardised designs of much modern housing. Positive impacts that new development has on the AONB are places for people to live and work in or near the spectacular landscapes of the AONB, facilitating appreciation of special qualities of the AONB. Negative impacts that development has on the AONB are poor design of buildings and curtilages that can detract from landscape character, e.g. urbanising rural areas. The following policies are particularly applicable to this assessment –

WV-D2 – Encourage and support high standards of design, materials, energy efficiency, drainage and landscaping in all developments, including Permitted Development, to ensure greater sustainability and that they complement and enhance the local landscape character and distinctiveness including scale and setting and minimise the impact on the natural environment. [see also WV-L3, WV-D4, WV-U1, WV-U3, WV-T2, WV-S4 and WV-P5]

WV-D3 – Resist inappropriate development which will create a persistent and dominant feature out of keeping with the landscape of the AONB and/or if it damages Special Qualities in the AONB, including through high levels of noise and/or light pollution or any SAC, SPA or Ramsar site or other sites designated as environmentally important. [see also WV-L3, WV-F3, WV-U1, WV-U3, WV-T2 and WV-S4]

- 2.6 The Core Strategy policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

https://www.herefordshire.gov.uk/info/200185/local_plan/137/adopted_core_strategy

3. Planning History

- 3.1 None on site, however adjacent planning application reference 170739/O, proposed erection of a chalet bungalow was refused under delegated powers and allowed at appeal. A further appeal regarding an outline application for another dwelling also adjoins to the West, reference 181395/O, and the appeal decision is pending.

4. Consultation Summary

Statutory Consultations

- 4.1 Natural England considers that the proposed development will not have a significant adverse impacts on designated sites and has no objection.
- 4.2 Welsh Water has no objection however comments –

We have reviewed the information submitted as part of this application with particular focus on the Flood Risk & Drainage Statement dated 6th April 2018. Within the report it acknowledges a pre application enquiry in which the applicant was advised that our Lower Cleeve Waste Water Treatment Works, to which this site would eventually drain, is currently biologically overloaded and consequently cannot accommodate the proposed development. We do however have plans to resolve this in our current investment programme which is due for completion by 31st March 2020 which will overcome the issues at the treatment works and create capacity for the foul flows only deriving from the application site. We therefore offer the following conditions:

No buildings on the application site shall be brought into use earlier than 31st March 2020, unless the upgrading of the Waste Water Treatment Works, into which the development shall drain has been completed and written confirmation of this has been issued to the Local Planning Authority by Dwr Cymru Welsh Water.

Reason: To prevent further hydraulic overloading of the treatment works, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment

Internal Council Consultations

4.3 The Transportation Manager has no objection.

After reviewing the submitted transport report and undertaken further site visits, it is concluded that the proposed development would not be classed as severe in highways terms.

Using the industry standard (TRICS), for assessing proposed development vehicle movement, volume and speed surveys, the site will only look to increase vehicles at peak times by 3, therefore would not have a detrimental impact to the highway.

A site visit was also undertaken at the narrow section of highway by Rock Cottage in the morning peak time to assess the impact of the vehicle movements and pedestrians, only 2 pedestrians were recorded during a 2 hour period. The site adjacent to Rock Cottage was also reviewed for an introduction of priority give way system; however the forward visibility could not be achieved therefore if developed this would have the potential for the increase of issues on the highway.

Manual for street shows width carriageways which can accommodate certain vehicle types. 5.5m can comfortably accommodate a HGV and a car passing, with the dimension of 4.8m stating that while the width is reduced it still accommodate a HGV and car passing, therefore whilst the area by Rock Cottage is narrow, it can still accommodate the traveling vehicles

4.4 The Conservation Manager – Landscapes has no objection.

The proposed development is for a residential scheme of 8 dwellings upon land at Little Fields, pre-application advice was sought for a similar scheme comprising 9 dwellings in 2017, a site visit was conducted and the landscape advice set out below was provided:

Pre-application advice has been sought for the erection of 9 dwellings at Little Fields Bridstow, I have visited the site with the case officer and have now reviewed the indicative layout proposed. The site lies on land at the fringes of the settlement of Bridstow which lies within the Wye Valley AONB. Paragraph 115 of the NPPF seeks to preserve and enhance protected landscapes and this is reiterated in local policy LD1 of the Core Strategy.

At the time of visiting the site I noted that the site essentially is formed by two parcels of land each with its own identity and I will therefore address each accordingly.

The southern section of the site is a small well contained parcel of land once a larger wooded field which has been subdivided at the time of the construction of the dwellings along the roadside. Whilst development in this location represents a move away from the inherent wayside pattern of Principal Settled Farmlands, the contained nature of the site in my view allows for discreet development, if access can be achieved in the same manner.

The northern section of the site forms part of a larger field which related to Oaklands House probably forming part of its vista from the house, there are still a number of mature oaks in evidence today. This part of the site is more open to wider views and it would be difficult to achieve a satisfactory development without resulting in hedgerow loss or encroachment upon the integrity of the wider field.

Turning to the proposed layout now in front of me I am not convinced that these proposals demonstrate the light touch that is needed upon this site. The two newly proposed accesses to

the C1261, a substantial turning head to adoptable standards, an access which cuts across the PROW BW16, areas of hard standing for parking do not indicate to me that this landscape has been given the respect that it is due given its national designation. I am not convinced by development upon the northern section of the site, holding the view that a small discreet development upon the southern section would be most appropriate. In any event I would recommend the applicant seeks to engage a landscape architect at an early stage in order to obtain their professional view.

I have now read the Landscape and Visual Appraisal with proposed illustrative and planting plans, in conjunction with the Arboricultural Constraints Report that have been submitted as part of the full application.

The site is situated within the Wye Valley AONB and therefore is highly sensitive in landscape terms, the southern parcel of land was in my view well contained and there is capacity for a discreet development within this section of the site.

As expressed in my pre-application comments the northern section of the site is more open in character, it has an historic parkland character, the erosion of which has potential to harm the local landscape. However I am pleased to see a landscape architect has been engaged and that a scheme has been developed which respects this inherent character and has the potential to enhance its key characteristics.

The only minor points I would draw to the attention of the case officer are:

- The longevity of the boundary hedgerows should be ensured; preferably through delineation of the residential curtilage by post and rail fencing, inside the hedgerow.
- I note that render of the dwellings is proposed as white, I would recommend consideration be given to other colouration to avoid uniformity.
- A tree protection plan should be submitted via condition, any works within the RPA of the category A oak tree would require a method statement.
- A management plan for a minimum of 5 years to ensure the establishment of the scheme is also requested for submission via a condition.

- 4.5 The Conservation Manager – Ecology has no objection. I note that there are trees on the site and a tree report has been supplied, Any tree related comments should be made by the Council's Tree Officer through relevant consultation.

I note from the supplied application form that the Foul Water will be connected to the Mains Sewer System and surface water managed through onsite soakaways. I would request that this mains sewer connection and surface water management is included as part of the formally approved plans. With this information and inclusion as part of any formally approved plans I am satisfied through a HRA screening that this development should have NO 'likely significant effects' on the River Wye (SAC & SSSI) or any other relevant SAC and SSSIs as identified in the relevant Impact Risk Zone. In line with the comments from Welsh water a relevant Condition should be included to make any occupation of the dwelling subject to mains sewer connection and capacity in the local system, which I note is indicated as around 2020 after Welsh Water upgrades the local mains sewer system capacity.

If the applicant wishes to use an alternative Foul Water treatment system then full details will need to be approved for approval by this LPA to ensure there are no impacts on the River Wye SAC/SSSI. The applicant is advised that NO direct outfall of any Package Treatment Plant final outfall to a local watercourse, stream or culvert will be acceptable. Any such outfall will need to be managed through a soakaway drainage field on land under the applicant's control – relevant confirmation of soakaway percolation tests will be required.

I note the supplied ecology report and Ecological Mitigation and Enhancement Strategy by Focus Ecology dated February 2018. These appear appropriate and relevant and the detailed

Mitigation and Enhancement Strategy should be subject to a relevant implementation condition if planning consent is granted.

4.6 The Drainage Engineer has no objection in principle subject to conditions. Comments in full –

Flood Risk

Fluvial Flood Risk – Review of the Environment Agency’s Flood Map for Planning indicates that the site is located within the low risk Flood Zone 1. As the proposed development is located within Flood Zone 1 and is less than 1ha, in accordance with Environment Agency standing advice, the planning application did not need to be supported by a Flood Risk Assessment (FRA).

Surface Water Flood Risk – Review of the EA’s Risk of Flooding from Surface Water map indicates that the site is not located within an area at risk of surface water flooding.

Other Considerations and Sources of Flood Risk – Review of the EA’s Groundwater map indicates that the site is not located within a designated Source Protection Zone or Principal Aquifer.

Surface Water Drainage – Infiltration tests have revealed that the use of infiltration techniques are a viable option for managing surface water at this site.

The Applicant has stated that the road will remain private and so permeable paving is proposed for the road surface, however as the road is serving more than 6 houses, the road must be built to adoptable standards. Herefordshire Council do not adopt permeable paving.

It is proposed that surface water runoff from the dwellings are disposed of via soakaway (to be owned by individual homeowners). An infiltration rate of 1.2x10⁻⁶m/s has been established. Shallow blanket soakaways have been proposed as infiltration was more suitable in the shallower tests. A gravel depth of 600mm has been proposed.

A safety factor of 2 should be used (as opposed to 1.5 as suggested). The soakaways should be re-sized using this corrected parameter.

For any proposed outfall to an adjacent watercourse, the Applicant must consider the risk of water backing up and/or not being able to discharge during periods of high river levels in the receiving watercourses. Any discharge of surface water to an ordinary watercourse will require Ordinary Watercourse Consent from Herefordshire Council prior to construction.

The drainage system should be designed to ensure no flooding from the drainage system (which can include on-the-ground conveyance features) in all events up to the 1 in 30 year event. The Applicant has considered the overland flow routes. It appears that it may be appropriate to raise plots 7 and 8 by 300mm to prevent ingress.

The Applicant must confirm the proposed adoption and maintenance arrangements for the surface water drainage system.

Foul Water Drainage – The Applicant has presented 3 options for connections onto the foul public sewer. Contact has been made with Welsh Water who have stated that a connection can only be made in 2020 once the sewerage system has been upgraded.

The neighbouring homeowners have raised concerns in regards to foul drainage pipes being laid across their land. Agreement will be needed from the landowners if options 2 or 3 are proposed.

Overall Comment – In principle we do not object to the proposals, however we recommend that the following information provided within suitably worded planning conditions:

- A detailed surface water drainage strategy with the changes made as mentioned in the ‘Surface Water Drainage’ section. This should include supporting calculations that demonstrates there will be no surface water flooding up to the 1 in 30 year event, and no increased risk of flooding as a result of development between the 1 in 1 year event and up to the 1 in 100 year event and allowing for the potential effects of climate change;
- Confirmation that the road will be built to adoptable standards. In addition to this, the management of the water from the road must be clarified;
- Evidence that the Applicant has sought and agreed permissions to discharge foul water from the site with the relevant authorities;
- Confirmation of the proposed authority responsible for the adoption and maintenance of the proposed drainage systems.

4.7 The PROW Manager has no objection.

Public footpath BW16 has been shown on plans and would not appear to be affected by the development. Any hedges must be kept well maintained to ensure they do not encroach on the footpath. New structures are not allowed across the path, unless for stock control, and only after permission has been granted by the PROW department.

5. Representations

5.1 Bridstow Parish Council has no objection to this application

5.2 24 objections have been received, comments are summarised as –

- Loss of views
- Devaluation of adjoining properties
- Concern regarding highway safety
- Capacity of local road network
- Lack of amenities in Bridstow
- Impact on character and appearance of Bridstow
- Impact on AONB
- Development not in keeping with area
- Concern regarding drainage
- Noise and light pollution
- This is a large development
- Outside settlement boundary
- Impact on PROW
- Loss of greenfield land
- Concern regarding development of adjoining land

5.3 A letter of support has been received, commenting:

- Development is well thought out and sympathetically designed
- Sensitive to location
- Important trees protected and retained
- Provides family homes

A further representation states *one of the houses should be 2 bedroomed, or configured into 2 flats for those in the area who need starter homes.*

5.4 The Ramblers' Association objects to the proposed development because it will have a significant negative impact on the public's use and enjoyment of public footpath Bridstow 16 (BW16) which crosses the middle of the site on the following grounds –

- Loss of amenity and character on users of the footpath
- Impact of vehicles on users of the footpath

5.2 The consultation responses can be viewed on the Council's website by using the following link:-

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=181237&search=181237

Internet access is available at the Council's Customer Service Centres:-

<https://www.herefordshire.gov.uk/government-citizens-and-rights/customer-services-enquiries/contact-details?q=customer&type=suggestedpage>

6. Officer's Appraisal

6.1 The main issue is whether the site would be a suitable location for residential development having regard to the effect of the development on the character and appearance of the area which is within the Wye Valley Area of Outstanding Natural Beauty (AONB) and the accessibility of services and facilities.

6.2 With regards to the locational sustainability of the site and its relationship with Bridstow, in the absence of a Neighbourhood Plan establishing a settlement boundary or other means or directing growth, CS policy RA2 directs development to land within or adjoining the main built form.

6.3 The site adjoins existing residential development and can be considered to represent a natural growth point, creating a definitive edge to the village as the character and appearance of the locality changes as one passes the site towards Sellack and Hoarwithy.

6.4 Further to the above, a recent appeal APP/W1850/W/17/3188343 at The Woodlands, Bridstow, which is on an adjoining site 100 metres to the West towards open countryside, concluded that site would primarily be seen as part of the small group of buildings including The Woodlands and Little Fields. Then as now, Officers do not consider the site or this location to be isolated as set out in paragraph 79 of the NPPF.

6.5 In the abovementioned appeal, the Inspector went on to assess the character and development pattern of Bridstow and whilst agreeing there are two main built cores, one of which is The Claytons, there are many other properties outside these areas which also contribute positively to the pattern of development in Bridstow, such as the collection of houses on the road to the front of the application site considered here and appeal site referenced above. Furthermore, the Inspector noted neither of the main two clusters of development contain services or facilities to help identify them as the main built up part of the settlement. The primary school, public house and petrol station referred to by the Council are all detached from these clusters, though it was accepted these are closer to services than the appeal site and as such this location.

6.6 As such, the Inspector concluded though the location could be considered to be separate from some built up parts of Bridstow and therefore contrary to a strict interpretation of Policy RA2, development would be seen as belonging to another sizable concentration of houses in Bridstow which informs the settlement's character. Furthermore, its access to local services would be comparable to many other nearby properties across Bridstow. Indeed there is a bus stop close to the site offering the opportunity for a sustainable mode of transport to the future occupiers of the proposal. On this basis the application site, which relates well to the more built up part of this cluster of dwellings complies with policy RA2 and is a sustainable location for development.

- 6.7 The proposal is for 8 new dwellings comprising of 4 no. 4 bedroom and 4 no. 3 bedroom and dwellings and the development has been designed using the following principles –
- The layout of the dwellings is arranged in a farmstead layout, taking reference from the local vernacular;
 - The site plays on the surrounding parkland settings using landscape features such as estate fencing, hedgerow boundaries and mature landscape features;
 - The houses sit with the contours of the land and maximise the use of solar gains;
 - The two parcels of land take on varying rural grain of development relating to the road and the farmstead setting;
 - The mix of dwelling types aimed to reduce the visual impact on the surroundings and provide much required variety of housing types to the village. In addition the materiality changes from the north to the south parcels of the site to reflect the varying nature of the site
- 6.8 The site comprises two parcels of land which for clarity are named as northern parcel and southern parcel. The northern parcel is focused around the communal meadow space and feature tree, the layout is in keeping with the Principal Settled Farmlands wayside pattern. The three dwellings within the northern parcel are located to the east and are set back from the main road hedge boundary.
- 6.9 The immediate boundary to the west is delineated with a hedgerow and there are trees to the south. Beyond this into the neighbouring property (within the client's ownership) trees will be planted to define the edge of settlement enhancing the parkland setting. To the west of this northern parcel are a number of specimen oak trees. Their presence is indicated upon the historic mapping and these are regarded as important features within the landscape and will be preserved.
- 6.10 The southern parcel is a more informal farmstead layout, bounded by hedgerows and centred around a large feature tree with informal play area. This parcel of land is currently a small pasture field bounded on all sides by hedgerow and trees. The site is well contained and features a discrete cluster of 5 dwellings and associated landscaping and will maintain and enhance the character of the settlement and the wider AONB landscape.
- 6.11 A landscape-led approach as advocated by Officers has very clearly informed the proposals, of which the key concepts include:
- Providing varied sympathetic native planting, including native hedgerows, feature parkland trees and a wildflower meadow.
 - Use boundary treatments that enhance the parkland setting, including native hedgerows and estate railings.
 - Ensuring key views and focal points within the site have a feature tree and defining green space.
 - Creating a clear hedgerow boundary to the west with new trees in the neighbouring field (within the client's ownership) which aim to enhance the parkland setting.
 - Preserve the specimen oak trees to the Northern parcel of land that are featured on historic mapping as these are regarded as important features within the landscape (note these oak trees are located off the adjacent plan as the intention is that the site remains well away to leave these in a landscape setting).
- 6.12 The parkland setting informs the appearance of the landscape and the dwellings. The buildings are arranged in a farmstead layout, around a central courtyard. The access lane is bounded by estate fencing and hedgerows. The proposal is centred around open landscaped space with large trees occupying a central focal point.

- 6.13 The dwellings respond to the distinct characteristics of the two parts of the overall application site. The northern parcel of the site takes on a timber clad and render appearance responding to the adjacent buildings flanking the main road. The southern parcel of land takes on a brick and timber appearance to reflect a farmstead setting.
- 6.14 With regards to the impact and the effect on the AONB, Paragraph 172 of the NPPF advises that great weight should be given to conserving landscape and scenic beauty in AONBs. The proposal is not considered to be major development and therefore there is no direction to refuse in principle. In Officers' opinion, supported by the Conservation Manager – Landscapes, the small scale of the development, its position close to existing built development and the quality of the development which includes carefully considered landscaping, would not harm the rural landscape of the AONB. Officers do not consider there would be any significant adverse impact resulting from the development. Therefore the landscape and scenic beauty of the AONB would be conserved.
- 6.15 Members will note the comprehensive assessments and reports which accompany the application and the significant detailed assessment carried out by Officers with respect of technical matters. Officers' professional position, as detailed above, is the development can be mitigated through planning conditions. Significant assessment and advice was provided at pre-application stage which has been both followed by the applicant with what is considered to be a detailed and high quality application. There are no technical highways, landscape, ecological or drainage grounds to resist the development as proposed.
- 6.16 The Council's Housing Land Supply position is also noted and is a material consideration. Further to this, the Parish of Bridstow has an indicative housing target for the Plan period of 57 dwellings and as of 1 April 2018 benefits from 7 commitments and 3 completions. As such a minimum 47 dwellings needs to be provided within the Plan period. Officers note the difficulties of developing multi-unit schemes within the parish due to significant constraints and material considerations including but not limited to –
- Wye Valley AONB designation
 - Highway safety which includes A49 and A40 Trunk Roads and Highways England's concerns regarding these
 - Drainage
 - Road noise
 - Heritage
- 6.17 In this regard the delivery of a site with a combined 8 dwellings is supported.
- 6.18 In summary, the development would be related to an established cluster of dwellings in the village of Bridstow, would not diverge from the layout of development locally, would not be isolated and would involve the development of a high quality scheme informed and influenced by its location and setting. Officers do not consider it would harm the landscape and scenic beauty of the AONB. Also, it would have convenient access to a sustainable, albeit limited mode of transport in common with the other dwellings in the village. As such, I do not consider the character or appearance of the area would be unacceptably harmed and the accessibility of services and facilities from the site would not be unsatisfactory. The site is therefore a suitable location for residential development. Accordingly, it would not conflict with Policies RA2 and RA3 as described above, and Policy LD1 of the Core Strategy and paragraphs 124 and 172 of the NPPF which aim to preserve the natural historic and scenic beauty of the landscape and secure appropriate high quality development. There are no adverse effects from the proposal that would significantly and demonstrably outweigh the benefits. The development therefore constitutes sustainable development and so would accord with Policy SS1 of the Core Strategy and paragraph 11 of the NPPF which both set out the presumption in favour of sustainable development.

RECOMMENDATION

That planning permission be granted subject to the following conditions and any further conditions considered necessary by officers named in the scheme of delegation to officers:

1. C01 - Time limit for commencement (full permission)
2. C07 – Development in accordance with approved plans and materials
3. CAB – Visibility splays
4. CAE – Vehicular access construction
5. CAH – Driveway gradient
6. CAL – Access, turning area and parking
7. CAT – Wheel washing
8. CAX – Direction of proposed lighting
9. CAZ – Direction of proposed lighting
10. CB2 – Secure covered cycle parking provision
11. No buildings on the application site shall be brought into use earlier than 31st March 2020, unless the upgrading of the Waste Water Treatment Works, into which the development shall drain has been completed and written confirmation of this has been issued to the Local Planning Authority by Dwr Cymru Welsh Water.

Reason: To prevent further hydraulic overloading of the treatment works, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment

12. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment

13. The ecological protection, mitigation, compensation and working methods scheme including the detailed Biodiversity enhancement features, as recommended in the Ecological Mitigation and Enhancement Strategy by Focus Ecology dated February 2018 shall be implemented in full as stated unless otherwise approved in writing by the local planning authority. The Biodiversity enhancements shall be maintained hereafter as approved unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that all species are protected and habitats enhanced having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats, &c) Regulations 1994 (as amended) and Policy LD2 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework, NERC 2006

14. Prior to the commencement of the development hereby permitted the following details shall be submitted to the Local Planning Authority for written approval –

A detailed surface water drainage strategy with the changes made as mentioned in the 'Surface Water Drainage' section. This should include supporting calculations that demonstrates there will be no surface water flooding up to the 1 in 30 year event, and no increased risk of flooding as a result of development between the 1 in 1 year event and up to the 1 in 100 year event and allowing for the potential effects of climate change;

Confirmation that the road will be built to adoptable standards. In addition to this, the management of the water from the road must be clarified;

Evidence that the Applicant has sought and agreed permissions to discharge foul water from the site with the relevant authorities;

Confirmation of the proposed authority responsible for the adoption and maintenance of the proposed drainage systems.

The development shall be carried out in accordance with the approved details and thereafter be maintained as such.

Reason: To ensure adequate drainage arrangements are in place, to mitigate the development and minimise impact upon adjoining land uses and to comply with Herefordshire Core Strategy policies SD3 and SD4.

15. Prior to the commencement of the development hereby permitted the following shall be submitted to the Local Planning Authority for written approval –

- A detailed surface water drainage strategy with the changes made as mentioned in the 'Surface Water Drainage' section. This should include supporting calculations that demonstrates there will be no surface water flooding up to the 1 in 30 year event, and no increased risk of flooding as a result of development between the 1 in 1 year event and up to the 1 in 100 year event and allowing for the potential effects of climate change;
- Confirmation that the road will be built to adoptable standards. In addition to this, the management of the water from the road must be clarified;
- Evidence that the Applicant has sought and agreed permissions to discharge foul water from the site with the relevant authorities;
- Confirmation of the proposed authority responsible for the adoption and maintenance of the proposed drainage systems.

The proposal shall be carried out in accordance with the approved details and thereafter be maintained as such.

Reason: To ensure adequate drainage arrangements are in place and to prevent any adverse impact upon adjoining land and land uses and to comply with Herefordshire Core Strategy policies SD3 and SD4.

16. C65 – Removal of Permitted Development Rights
17. C67 – No new windows in elevations and roof planes
18. C88 – Retention of trees and hedgerows

- 19. C89 – Retention of existing trees/hedgerows
- 20. C90 – Protection of trees/hedgerows that are to be retained
- 21. C97 – Landscaping scheme – implementation
- 22. CA3 – Landscape monitoring

INFORMATIVES:

- 1. Pro Active Reason 1
- 2. I 11 – Mud on highway
- 3. I 09 – Private apparatus within highway
- 4. I 45 – Works within the highway
- 5. I 07 – Section 38 Agreement & Drainage details
- 6. I 05 – No drainage to discharge to highway
- 7. I 47 – Drainage other than via highway system
- 8. I 35 – Highways Design Guide and Specification

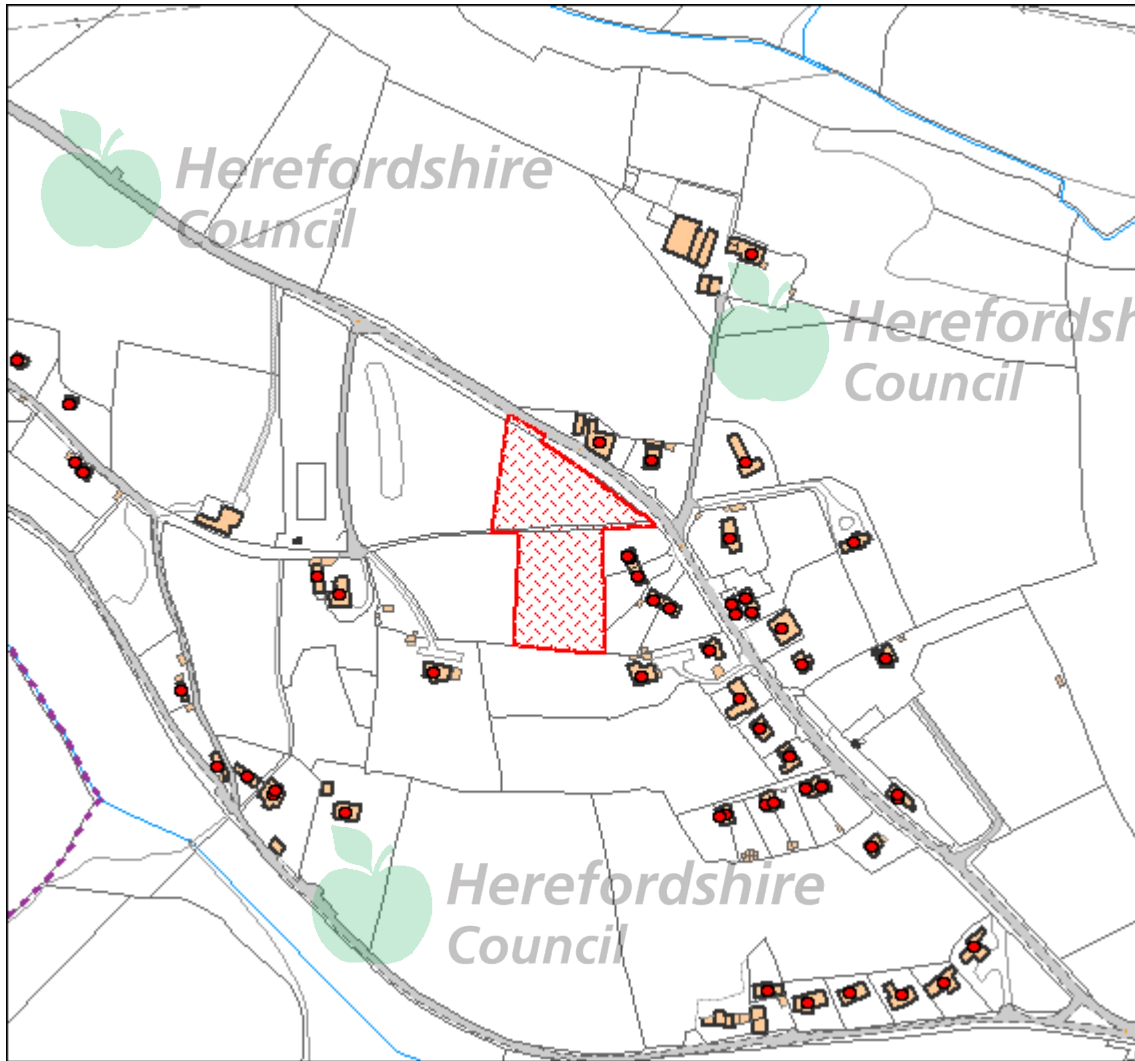
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: 181237

SITE ADDRESS : LAND AT LITTLE FIELDS, BRIDSTOW, HEREFORDSHIRE

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Further information on the subject of this report is available from Mr C Brace on 01432 261947

