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| MEETING: | PLANNING COMMITTEE |
| DATE: | 7 OCTOBER 2015 |
| TITLE OF REPORT: | 152084 - PROPOSED INSTALLATION OF GATE INTO FIELD AT ADJACENT TO THE OLD CHAPEL, TILLINGTON COMMON, TILLINGTON, HEREFORD, HR4 8LW For: Mr Crockett per Mr David Carr, 20 Glenthorne Road, Hereford, Herefordshire, HR4 9RW |
| WEBSITE LINK: | https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=152084&search= |
| Reason Application submitted to Committee – Member Application | |

Date Received: 13 July 2015

Ward: Queenswood

Grid Ref: 345619,245980

Expiry Date: 15 September 2015

Local Member: Cllr P E Crockett

1. Site Description and Proposal

- 1.1 The site is located on the outskirts of Tillington Common. Tillington is located to the north west of Hereford in the parish of Burghill. The site is set back 2.5 metres from Tillington Road (C1095) that links Tillington Common and Tillington. Workshops surround the east side of the site along with a small converted chapel. The west of the site is surrounded by agricultural land and opposite is Tillington Common.
- 1.2 The site consists of a small paddock surrounded by hedgerows. The western boundary of the site has stock proof fencing. Within the paddock are two mature hawthorn trees and a willow. This paddock, together with the adjacent plot to the west, originally formed a traditional orchard but now appears to be used as a garden.
- 1.3 The proposal is to create an entrance into the field adjacent to The Old Chapel to the south of the paddock. It would entail the removal of a 4 metre section of the roadside hedgerow.

2. Policies

2.1 National Planning Policy Framework 2012

The following sections are of particular relevance to this application:

- Introduction - Achieving Sustainable Development
- Section 7 - Requiring Good Design
- Section 11 - Conserving and Enhancing the Natural Environment

- 2.2 The Unitary Development Plan 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/planning-and-building-control/planning-policy/unitary-development-plan>

2.3 Herefordshire Unitary Development Plan 2007 (HUDP)

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| S1 | - | Sustainable Development |
| T8 | - | Road Hierarchy |
| DR1 | - | Design |
| DR2 | - | Land Use and Activity |
| DR3 | - | Movement |
| DR4 | - | Environment |
| LA2 | - | Landscape Character and Areas Least Resilient to Change |
| LA5 | - | Protection of Trees, Woodlands and Hedgerows |
| NC1 | - | Nature Conservation |

2.4 Herefordshire Local Plan Core Strategy 2014 (Draft version)

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| SD1 | - | Sustainable Design and Energy Efficiency |
| LD1 | - | Landscape and Townscape |

The Examination in Public into the Draft Local Plan – Core Strategy (CS) has taken place and was completed on 25 February 2015. The Inspector found conflict between a number of Core Strategy policies and the NPPF. The Council have modified those policies to overcome the Inspector's concerns. The report of the inspector is awaited.

2.5 Neighbourhood Plan

Tillington Common falls within the parish of Burghill. The Parish applied to designate the Parish as a Neighbourhood Area under the Neighbourhood Planning (General) Regulations 2012. The area was confirmed on 11 September 2013. The plan is still at an early draft stage and has not met any regulatory stages yet, therefore no weight can be attributed at the present time.

3. **Planning History**

- 3.1 1135461 - Proposed erection of stables and feed store in paddock, change of use of land and demolition of existing shed. Approved 5th January 2015.
- 3.2 142839 - Dwelling. Refused 16th September 2014.

4. **Consultation Summary**

Statutory Consultees

- 4.1 None

4.2 **Internal Consultees**

Transportation Manager – No Objection

5. **Representations**

- 5.1 Burghill Parish Council has no objections to this application.

5.2 The consultation responses can be viewed on the Council's website by using the following link:-
<http://news.herefordshire.gov.uk/housing/planning/searchplanningapplications.aspx>

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 application seeks planning permission in order to create a new access into a paddock off the Tillington Road. The paddock is opposite common land and is surrounded by fields. Hedges border the paddock and stock proof fencing borders the west of site. To the east of the paddock lies a modest converted chapel.

6.2 Highway Safety

The proposal for access off of the Tillington Road allows a safe and convenient point to access the site on a relatively straight section of road with good visibility. As such, the proposal accords with the policies DR3 and T8 of the HUDP.

6.3 The previously refused application on the same site for a dwelling (Application No. 142839) raised no objection from the Conservation Manager who did not identify the hedge as being of importance. In this context, the loss of small section of the hedge would not have a major impact on biodiversity of local amenity. This proposal is considered to accord with environmental and landscape policies LA2, LA5 and NC1 of the HUDP.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1. **A01 Time limit for commencement (full permission)**
2. **B01 Development in accordance with the approved plans**
3. **H05 Access gates open inwards**

INFORMATIVES:

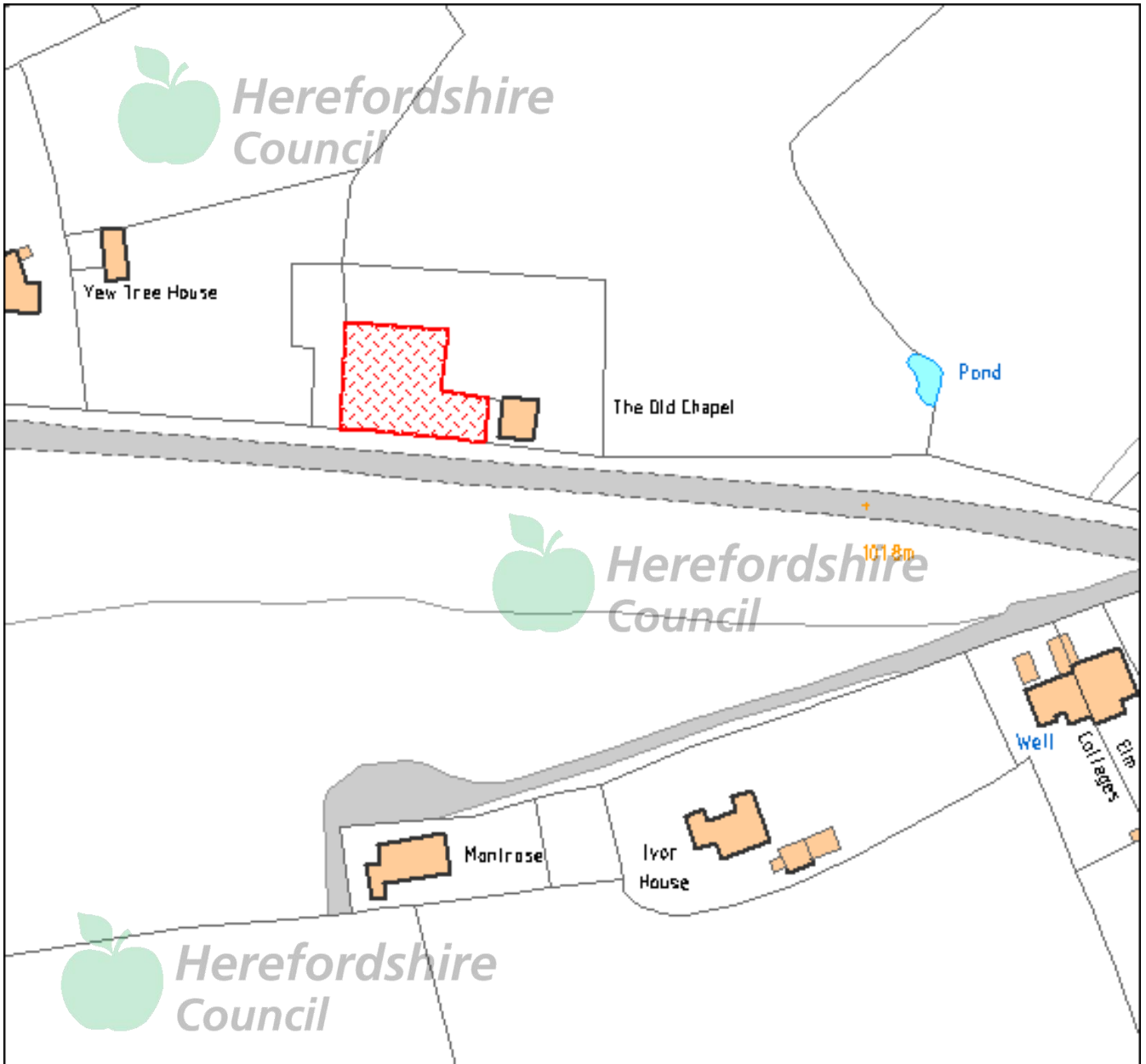
1. **The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission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

Decision:

Notes:

Background Papers

Internal departmental consultation replies.



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APPLICATION NO: 152084

SITE ADDRESS : ADJACENT TO THE OLD CHAPEL, TILLINGTON COMMON, TILLINGTON, HEREFORD, HEREFORDSHIRE, HR4 8LW

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Further information on the subject of this report is available from Karla Johnson on 01432 26