

MEETING:	PLANNING AND REGULATORY COMMITTEE
DATE:	21 November 2018
TITLE OF REPORT:	150041 - LANDSCAPING OF THE MASTERS HOUSE TO ENHANCE ITS SETTING AT THE MASTERS HOUSE, ST KATHERINES, HIGH STREET, LEDBURY, HEREFORDSHIRE, HR8 1EA For: Mr P. Huggett (Special Projects Officer) Herefordshire Council c/o Ruth Sears, One Creative Environment Ltd., 5 The Triangle, Wildwood Drive, Worcester WR5 2QX
WEBSITE LINK:	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=150041&search=150041
Reason Application submitted to Committee: – Council application.	

Date Received: 8 January 2015

Ward: Ledbury North

Grid Ref: 371033,237649

Expiry Date: 17 September 2018

Local Member: Councillor EPJ Harvey

1. Site Description and Proposal

Description of Site & Background

- 1.1 Whilst this application relates to the entirety of the St Katherines car park in Ledbury, it primarily relates to a space that has the Grade 2* listed 'Masters House' (fifteenth century private residence for the Master of St Katherine's Hospital) to the north, the Grade 2* St Katherine's Hall and Chapel (fourteenth century originally the St Katherine's Hospital) to the east and Grade 2 seventeenth century barn to the south.
- 1.2 The St Katherine's Hospital complex is one of the most important surviving medieval hospital sites in the country. Hospitals like this were fairly common in the Middle Ages, but few have been retained in their entirety.
- 1.3 In the Middle Ages, 'hospital' didn't mean what it does today. St Katherine's was something like a cross between a church, a hostel and a soup kitchen. It stood right in the centre of the town, amidst all the hustle and bustle of everyday life, offering hospitality to the needy, pilgrims and other travellers.

- 1.4 St Katherine's Hospital was founded in 1231 by Bishop Hugh Foliot to provide for the spiritual as well as the material well-being of the poor and the aged, the sick and the distressed, travellers and pilgrims.
- 1.5 A small group of men (and women from 1238) called 'brethren' looked after poor and needy local people by giving them 'alms' (food, shelter and care).
- 1.6 St Katherine's Hospital was run from day to day by a Master, chosen initially from amongst the brethren of the hospital. The Master was in charge of the hospital and the brethren and managed its estate.
- 1.7 Not only is the aforementioned buildings of national significance in their own right but also collectively as a group.
- 1.8 Members may recall that the Masters House (in the Council's ownership) was restored between 2011 and 2015 and its restoration resulted in numerous awards including:-
 - RIBA West Midlands Conservation Award 2016; and
 - RIBA West Midlands Building of the Year 2016
- 1.9 Members will be aware that the Masters House, is home to Ledbury's Library and much more including the Ledbury's Community Resource Area. St Katherine's Hall is a Community Hall. St Katherine's Chapel is in the parish of St Michael's Ledbury, falling under the jurisdiction of the Diocese of Hereford. The Chapel is used every week for communion services and for other occasional services. The seventeenth century barn has been vacant for many years and is currently in private ownership. It is understood that this building has recently been the subject of some repair works. That building has a "nil use". It is understood that the owner(s) of that building *may* still have a desire to use it at a future date (*subject to containing the requisite permissions*) as a café and art gallery.
- 1.10 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 effectively places a statutory duty on Local Planning Authorities in exercise of their Planning functions to preserve or enhance the setting of listed buildings. Clearly a surface level car park is not characteristic of the original setting of the Masters House nor is it an appropriate setting. Nevertheless the value of a surface level town centre car park in this location is recognised.
- 1.11 Therefore it has long been the objective of the Council and others (e.g. friends of the Masters House) to enhance the setting of the Masters House. Essentially until relatively recently the finance has not been available to undertake these works. However, as part of the planning permission for the out-of-centre Aldi store that opened last year the Local Planning Authority secured a financial contribution of £120,000 to be spent on "landscaping improvements" to the Grade 2* listed Masters House. Those monies have been secured and a landscaping scheme has been designed by an appointed professional practise.

Proposal

- 1.12 Whilst the setting of the Masters House clearly extends across the entirety of the St. Katherine's car park the scheme design has been limited to the most sensitive areas recognising both the functional value of the surface level car park to the Town Centre and the budgetary constraints.

1.13 In summary, the proposal involves:-

- The provision of a public square in the space between the Masters House, St Katherine's Hall & Chapel and the Barn. The landscaping scheme has deliberately been designed to concentrate on this specific space at the front of the Masters House with its direct relationship with the other two aforementioned listed buildings. Natural stone would be used within the Public Square and there would be a series of corten steel planters containing herbs and timber benches integral to the aforementioned planters. Medieval Herb Planting is the consistent theme within this public realm space and at key pedestrian entrance areas. This is a deliberate intention to reflect the history of the site as a medieval hospital by planting a range of herbs that were used in medieval times for medical purposes. A medieval infirmary herb garden grew specialist plants that were used in medicine to help the body heal itself. Within the public square uplighters would be provided to highlight specific planting and there would be recessed floor lighting. A recessed power supply would be provided below a bench. The existing etched stone plan of St Katherine's medieval hospital would be incorporated within this space. The existing information board would be relocated closer to the entrance to the Masters House.
- New paving on the entrance from Bye Street together with the provision of a rumble strip. Amenity planting in the gap between the entrance carriageway and the exist carriageway. Retained planting to the north of this vehicular entrance;
- New planting beds to the north (rear) of the Masters House which would also include planting of four new larger trees replacing the very small apple trees. These new trees would be *sorbus domestica* (Mountain Ash);
- To the south (front) of the building to the west of the entrance along the axis route to the High Street there is an existing planted area and two cypress trees. It is proposed to remove those two cypress trees and plant three new semi-mature *Acer campestre* 'Lienco' (Field Maples) trees. The existing character stones are to remain in their existing location. There would also be a degree of herb planting;
- Along the southern boundary wall of the car park and along part of the western boundary additional amenity planting is proposed including five mountain ash / rowan.
- At appropriate places removable timber bollards would be provided and litter bins.

1.14 The lighting would be time controlled to safeguard protected species (i.e. bats).

1.15 The plans indicate where seven cycle stands that could be provided at a future date.

1.16 For the avoidance of doubt the existing "self-binding" gravel is causing maintenance issues in that it is being carried into the Masters House damaging flooring. This would be replaced with a suitable hard material.

1.17 Conservation kerbing would be used and aluminium edging would be used to some landscaping.

1.18 There is a rise in the land from the Masters House to the Barn but the levels are such that all routes are 1:21 or less.

2. Policies

2.1 NPPF

- Section 12 - 'Achieving well-designed spaces'
- Section 16 - 'Conserving and enhancing the historic environment'

2.2 NPPG

'Conserving and Enhancing the Historic Environment' (Feb 2018)

'Design' (March 2014)

2.3 Herefordshire Local Plan Core Strategy 2011-2031

- SS1 – Presumption in Favour of Sustainable Development
- SS6 – Environmental Quality and Local Distinctiveness
- LD1 – Landscape and Townscape
- LD2 – Biodiversity and Geodiversity
- LD4 – Historic Environment and Heritage Assets
- SD1 – Sustainable Design and Energy Efficiency

2.4 Emerging Ledbury Neighbourhood Plan 2018 - 2031

The Examiner's report was received on 27th September 2018. The referendum is scheduled for 6th December 2018. At this stage, the NDP attracts significant weight for the purpose of decision-making.

Of principal relevance to this proposal is Policy BE1.1 Design:-

"Development should demonstrate that it is sympathetic to the character and appearance of Ledbury and where possible, that it contributes to the conservation and enhancement of the overall distinctiveness of the Neighbourhood Area. The use of design review is strongly supported."

2.5 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 considered to be of particular relevance to this specific proposal.

4. Consultation Summary

External Consultations

4.1 Historic England state:

"Thank you for providing amended details of the proposed landscaping scheme, please accept my apologies for the delay in my response.

As previously advised, Historic England welcomes the proposal to enhance the setting of the Master's House. Our initial advice set out in my email of 12 March 2018 raised concerns regarding the impact of the gateway arch and proposed use of aluminum for the raised planters, benches and kerbs, having reviewed the documents now provided we offer the following advice in respect of these concerns:-

It is understood that the kerbs are thin section flush features with limited visibility so we no longer have concerns regarding these. We welcome the omission of the gateway arch from the scheme.

We welcome the revised choice of corten steel for the planters and timber for the benches.”

4.2 Tree Officer States: -

“Loss of the two conifer trees: I am aware that there were various views expressed during the consultation process regarding the felling of the two conifers. Whilst the majority appeared to favour their felling my *initial* thoughts were that these are mature healthy trees with reasonable amenity value and are an asset to the car park. However, on balance I consider that the planting of three field maples in a similar location will go some way to replacing the canopy cover and amenity value of the conifers and they will, if correctly managed, become significant features as they mature. It is extremely important that the replanting and the felling are carried out at similar times to mitigate impact of the loss of two large trees.

New Planting – In my opinion the new planting of *Sorbus aria* – Whitebeam is not suitable due to constraints on space and the broad canopy spread of the species.

I think that *Sorbus acuparia* – Rowan/Mountain ash is more appropriate. Like Whitebeam it is a medium sized tree but has less of a broad canopy and is also native to Britain.

Its seasonal features are superior to Whitebeam (*Sorbus aria*), spring flowers, edible berries for birds and autumn colour. Perhaps less of an important factor but Rowan does have an abundance of historical mythology and superstition attached to it.

I consider that an appropriately worded planning condition is required to secure a five year management and maintenance regime. This must include provisions to ensure that the new trees are managed to ensure that they become establishing, including information regarding formative pruning, regular watering schedule and additional mulch added and removal of weeds/grass.”

and then further states (22/10/18):-

“The amendments to the planning application to replace the *Sorbus aria* for *Sorbus acuparia* is welcomed, the contrast of the autumn colours of the yellow of field maple and orange/red of *Sorbus acuparia* will be a welcome addition to the landscape scheme.

4.3 Welsh Water – No objections

4.4 Severn Trent Water state: “As the proposal has minimal impact on public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied.”

Internal Council Consultations

4.5 Planning Ecologist – No objections

4.6 Land Drainage – No objections raised

Further information on the subject of this report is available from Mr Roland Close on 01432 261803

- 4.7 The County Archaeologist has no objection but highlights the possibility of encountering archaeological remains of moderate interest and as a consequence suggests a suitably worded condition as a precaution. This would satisfy the aims of Core Strategy policy LD4.
- 4.8 Environmental Health Section state: "From a noise and nuisance perspective our department has no objections to the proposed external lighting scheme".
- 4.9 The Historic Building Officer states: - "We have no objections to the proposals for landscaping as they would not adversely impact those aspects of the nearby heritage assets which contribute to their significance and would enhance the setting of the group of heritage assets in the immediate vicinity by better revealing their historical functional and associative connectivity."
- 4.10 The Landscape Officer states:

- Two existing Cyprus trees have been recommended for removal due to their lack of keeping with the historic Masters House. These two trees are mature, in good condition and provide a partial visual dilution to the adjacent car parking area. During the public consultation process these existing trees raised considerable mixed feelings for retention and removal. Taking a long term view for the Masters House and surrounding landscape and on balance, the removal of these two existing trees when replaced with large appropriate native trees is the preferred option. The three proposed Field Maple *Acer campestre* 'Lienco' trees will enhance the landscape adjacent to the Master's House and have a more appropriate historical context.

The Detailed Planting Plan, 1 of 2, FOR PLANNING, Drg P0652 DR-5-008, Revision B

- The proposed trees parallel and adjacent to the boundary walls Whitebeam *Sorbus aria* have a tendency to have a broad canopy during maturity. Due to the restricted planting space in these planting beds, I would recommend a narrower native tree with more historical context such as Rowan, *Sorbus acuparia*. A robust five year maintenance regime should be associated with all the proposed trees.

The Detailed Planting Plan 1 of 2 FOR PLANNING, P0652 DR-5-009, Revision A

- With reference to the proposed planting beds adjacent to the main entrance of the Masters House a balance has been found between historical context, plant suitability in an urban setting and future plant maintenance requirements. The proposed spatial character that of no hedges and not too many plant containers, gives an open, accessible, secure feel for the car parking area, while creating an intimate and defining space near to the Masters House entrance. A robust five year maintenance regime should be associated with all the proposed planting.

I fully support this scheme, which will enhance the surrounding landscape to the Masters House. The landscape design process with its public consultation brought many interesting and conflicting views which the Landscape Designers listened to, balanced and then provided their professional expertise to create a special place within the budget provided. This proposed landscape space adjacent to the Masters House will be a great asset to Ledbury.

5. Representations

- 5.1 Ledbury Town Council SUPPORT the application.

5.2 Eight representations of support have been received on the following summarised grounds:-

- The proposal appears to be the optimum scheme given the monies available;
- The proposed scheme would enhance the setting of the Masters House;
- The planting plan is well conceived based on the historic use of medicinal and culinary herbs together with suitable shrubs and trees;
- The proposed scheme will help link the Barn to St Katherine's Hall and the Masters House with the intervening space providing a useful area for communal events; and
- The proposed scheme will be beneficial to visitors to the Town.

5.3 The Friends of the Masters House support the proposal on the following summarised grounds:-

- The proposal will enhance the setting of the Masters House and the wider St Katherine's heritage complex providing a lasting community asset

The Friends express a desire that the scheme is not only granted permission but implemented as soon as possible.

And further state:-

As a leading stakeholder (2008 – the present day) in this project and having read the various objections and suggested alterations, I wish to repeat my strong support of this complete design for the enhancement of the surroundings to the Master's House. I hope no further alterations are acted upon which might reduce the finance currently available for this provision. This plan provides a soft landscaping link with the central building and focuses on the entrance to the south side, while providing ample opportunity for seating with minimal long term maintenance. At a recent meeting of the Friends of the Master's House there was repeated unanimous support for all aspects of the design which will clear the area of mess that presently exists and will emphasise the connection between the House and its important associated neighbour, St Katherine's Hall and Chapel, helping to define the historical links while allowing easy access. Once this design has been completed there may then be opportunity to make later enhancement elsewhere in the car park.

5.4 Ledbury Civic Society supports the application. They state that:-

“ This is a perfectly adequate scheme to improve the landscape and setting of 'The Master's House' and we support it and it is high time that this is attended to. We would like to see this proposal proceed; so much time has been spent trying to agree this plan, further naysaying would be unproductive.”

5.5 Five representations (four of which were also an expression of support) have been made providing the following general comments / observations:-

- It is a pity that the courtyard area is not planned to be level as this is an ideal space for community events, market stalls etc.
- Suggest that the planters be deleted or reduced in number;
- Suggest that a hedge define the western edge of the proposed public square and the retained car park;
- The space should be greater to accommodate larger community events;
- Wish to ensure sufficient area to maintain the western gable end of St Katherine's Hall & chapel;
- The two-sided information board appears to be in a cramped position;

- The disabled car parking spaces on the north side of the Masters House should be retained; and
- Concern relating to the raised planters

5.6 Three written representations of objection have been received on the following summarised grounds:-

- The scheme should have a proper Town square for socialising, sitting and enjoying the surroundings (e.g. small performances & market);
- The square should have a circular form of benches;
- There should be a hedge hiding the car park;
- There should be more car parking and less landscaping where the two cypress trees are to be removed;
- The trees alongside the boundary with the Feathers Hotel should not need barriers;
- Questions are raised with regard maintenance;
- The landscape scheme does not address the level changes;
- The scheme does not address the provision of vehicle parking spaces for disabled persons and parents with young children;
- A previous design was better;
- It is claimed that there has been a lack of consultation by those designing the project;
- Disabled access needs to be provided from the rear of the Feathers Hotel; and
- The design should incorporate an amphitheatre.

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=150041&search=150041

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 Also in the context of the numerous designated heritage assets hereabouts, S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 records the Local Planning Authority's general duty as respects listed buildings when exercising its planning function:

"In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

6.3 Clearly the restoration of the Masters House has been of a very high quality and it remains a laudable objective to enhance its setting. The finance provided by the aforementioned legal agreement allows this to be undertaken. It is considered that the submitted scheme quite rightly focuses attention on the front of the 'Masters House' (south) and has the added secondary

benefit of enhancing the setting of two other important listed buildings in the important complex / group (i.e. St Katherine's Hall & Chapel together with the Barn). That area is also where one would wish to focus pedestrian movement to the High Street.

- 6.4 It is considered that the negotiated scheme before Members has a consistent theme and vision reflecting the history of the site as a medieval hospital by planting a range of herbs that were used in medieval times for medical purposes. Tree species have also been carefully selected.

The originally submitted plans showing the provision of whitebeams have been amended to show the planting of mountain ash / rowan. It is also considered that the proposal would achieve the original objectives of the scheme being:-

- To create a high quality area of public realm that would attract visitors, increase footfall and promote use of the Masters House (including by the local community);
- Create a "sense of arrival" at the front of the 'Masters House'
- Improve legibility of entrance routes;
- Provide more soft landscaping; and
- Provide for enhanced surfacing materials and replace the existing areas of "self-binding" gravel that tends to be carried into the 'Masters House' creating a degree of damage to the flooring.

- 6.5 It is considered that the proposal would significantly enhance the setting of the 'Masters House', St. Katherine's Hall & Chapel and the Barn. Furthermore it is considered that the proposal would enhance the character and appearance of the Conservation Area. It is therefore considered that the proposal fully complies with policies SS1, SS6, LD1, LD2, LD4 and SD1 of the Herefordshire Local Plan Core Strategy 2011-2031 together with all relevant advice within the National Planning Policy Framework (NPPF). Members may note that the scheme has attracted support from Historic England and the Council's own conservation officers.

- 6.6 There have been a few matters raised from objecting third parties or those making comment / observations that are addressed as follows:-

- Whilst others may design the scheme differently that does not mean the current proposals are not acceptable. There clearly can be a variety of approaches. The Local Planning Authority has to consider the scheme before them. It is considered that the scheme under consideration is well thought out with a vision, cohesion and quality;
- There are a variety of views as to whether benches and / or planters should be provided. It is my view that the provision of planters and benches should be welcomed in that the benches provide a facility whereby people may sit and congregate. They encourage social interaction. The planter, should also, in my opinion be welcomed. If they were not to be provided one should only have an area of surface level paving, albeit of a high quality, set within a much larger area of hardsurfacing (the car park). It is my view that the provision of the planters with the herb planting assists in softening the space and creates genuine interest in terms of the planting that is reflective of the history of the St Katherine's complex. Furthermore in my experience a characteristic of quality public spaces / squares is the introduction of vertical features above the horizontal surfacing together with the provision of seating areas (whatever form that may take). The material to be used in terms of the planters (i.e. corten steel) is considered a high quality material that would sit well within this historic environment due to the colour and texture of the material. It has been carefully selected following engagement with Historic England. The one issue that has been raised with respect the use of corten steel is the issue of staining of surrounding paving. In this regard the agent has clearly clarified that:-

"The staining is caused from rain water run off during the weathering process of the metal. Once a weathered coating on the metal is established then there is little or no

possibility of staining. We are specifying pre-weathered corten to minimise the amount of weathering that will happen when in situ. Additionally a gravel strip around the base of each planter will catch any water that runs off the metal, stopping it reach the paving and preventing staining to the paving and surrounding areas.”

- Some are of the view that a hedge should be planted along the western boundary of the proposed public square. Whilst that view is acknowledged, it is not considered to be appropriate in this case as it would create an enclosed space and effectively a barrier that *may* deter people from entering and travelling through the space. It is considered that the public square should be readily visible, apparent and inviting from the car park area to the west. It is considered that the proposed scheme would achieve that and the public square space would not merely appear as an extension to the car park due to the quality of materials used, the planters and the benches. As the Senior Landscape Officer states:-

“The proposed spatial character of no hedges and not too many plant containers, gives an open, accessible, secure feel for the car parking area, while creating an intimate and defining space near to the Masters House entrance.”

- There is nothing preventing community events within the proposed public square and presumably a greater space could be secured on occasions by the temporary closure of part of the car park. The finance is not available for a larger public square and it appears that the local community value the Town Centre car park as a facility for shoppers and visitors. It is considered that the proposed square would create a valuable intimate public realm space.
- Public consultation took place in the design evolution, in addition to the normal planning publicity process. This has been set out in Section 2.0 of the ‘Design & Access Statement’ (April 2018).
- The designed scheme does account for level differences;

It is accepted that in addition to this landscaping project there are other areas of the wider setting of the Masters House that could be improved (finance permitting) and subject to a separate further project. This includes:-

- a) The provision of suitable cycle parking facilities as indicated on the deposited documents;
- b) The resurfacing of the car park (using innovative surfacing materials more appropriate to the setting of the ‘Masters House’ than black tarmac and white lines);
- c) The re-planning and re-laying out of the vehicle parking spaces (including the provision of disabled bays and parent & child spaces much closer to the main entrance to the ‘Masters House’ and the “public square” under consideration);
- d) Further landscaping to the west of the small Barn losing three car parking spaces; and
- e) The upgrade of the pedestrian access from the rear of the Feathers Hotel into the car park such that it is more suitable for disabled users (this would require incorporation of third party land and hence agreement).

However, such works would need to be form part of a subsequent (non-landscaping) scheme with its own separate finance.

Ecology / Bio-diversity

- 6.7 There are records of bats within the area and as such I am recommending a condition controlling the use of the uplighters.

Conclusion

- 6.8 In conclusion, it is considered that this proposed landscaping scheme and public realm project would significantly enhance the Masters House in Ledbury together with other listed buildings within the St Katherine's group. It is also considered that it would enhance the character and appearance of the Ledbury Conservation Area. The proposed development is considered to fully accord with the provisions of the development Plan (Herefordshire Local Plan Core Strategy 2011-2031) and the National Planning Policy Framework (NPPF) as well as the emerging Ledbury Neighbourhood Development Plan 2018 – 2031.

RECOMMENDATION

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. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

- 2. None of the lighting hereby approved shall be switched on from 11pm on any day until 7 am the next day during the period 1st April until 1st October in any calendar year, without the prior written consent of the Local Planning Authority.**

Reason: To safeguard protected species in accordance with policy LD2 of the Herefordshire Local Plan Core Strategy 2011-2031.

- 3. Any trees or plants that die, are removed or become seriously damaged or diseased within a period of five years from completion of the development must be replaced in the next planting season with identical species.**

Reason: To ensure that the approved planting scheme becomes properly established as an inherent part of the wider landscaping scheme thus according with policy LD1 of the Herefordshire Local Plan Core Strategy 2011-2031.

- 4. Notwithstanding condition 3 above prior to commencement of the development hereby approved the following matter shall be submitted to the Local Planning Authority for their written approval:-**

- A full written five year landscape maintenance plan including provisions to ensure that the new trees are managed to ensure that they become established, including information regarding formative pruning, regular watering schedule and additional mulch added and removal of weeds/grass.**

No development shall commence until the written approval of the Local Planning Authority has been obtained. Thereafter the implemented development shall be managed in full accordance with the approved written landscape maintenance plan.

Reason: To ensure that the approved planting scheme becomes properly established as an inherent part of the wider landscaping scheme thus according with policy LD1 of the Herefordshire Local Plan Core Strategy 2011-2031.

5. The development hereby permitted shall be fully implemented in accordance with the following approved documents:-

- Design and Access Statement (April 2018) – P0652-RE-5-001 Revision D;
- Landscape Sections – Drawing number DR-5-007 Revision B;
- Typical Tree Pits Details – Drawing number DR-5-010;
- Detailed Planting Plan 1 of 2 – Drawing number DR-5-008 Revision C;
- Detailed Planting Plan 2 of 2 – Drawing number DR-5-009 Revision A;
- Landscape Master Plan – Drawing number DR-5-002 Revision F;
- Application Site Plan – Drawing number co00378128/0512509/ ; and
- E-mail from Ruth Sears (One Ltd.) dated 01 August 2018 14:15.

unless otherwise approved in writing by the Local Planning Authority.

Reason:- For the avoidance of doubt and to ensure that the development is carried out in full accordance with the approved plans and documentation securing an appropriate high level of quality thus according with policies SS6, LD1 and LD4 of the Herefordshire Local Plan Core Strategy 2011-2031.

6. E01/C47 – Site investigation – Archaeology

INFORMATIVE

- 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:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: 150041

SITE ADDRESS : THE MASTERS HOUSE, ST KATHERINES, HIGH STREET, LEDBURY,
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