

<b>MEETING:</b>	<b>PLANNING AND REGULATORY COMMITTEE</b>
<b>DATE:</b>	<b>4 NOVEMBER 2020</b>
<b>TITLE OF REPORT:</b>	<p><b>192979 - APPLICATION FOR APPROVAL OF RESERVED MATTERS FOLLOWING OUTLINE APPROVAL 130945 (APP/W1850/W/17/3180227) FOR APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR THE ERECTION OF 20 DWELLINGS AND ASSOCIATED COMMUNITY BUILDING AND ASSOCIATED WORKS AT LAND AT TUMP LANE, MUCH BIRCH, HEREFORD</b></p> <p><b>For: Ms Shaw per Mr John Renshaw, 86 Constitution Street, Leith, Edinburgh, EH6 6RP</b></p>
<b>WEBSITE LINK:</b>	<a href="https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=192979&amp;search-term=192979">https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=192979&amp;search-term=192979</a>
<b>Reason Application submitted to Committee - Redirection</b>	

**Date Received: 20 August 2019**

**Ward: Birch**

**Grid Ref: 349813,230590**

**Expiry Date: 23 October 2020**

Local Member: Councillor Toni Fagan (Councillor Jenny Bartlett has fulfilled the role of local ward member for this application.)

## **1. Site Description and Proposal**

- 1.1 The application site is located off Tump Lane in Much Birch and is about 7 miles to the south west of the city of Hereford. The site comprises of a sloping paddock (slopes to the south west) bordered by native species hedgerow and trees on the northern, western and southern boundaries. It is open on the eastern side where it adjoins 7 existing dwellings and an informal play area and block of garages. The access route passes between two blocks of garages. The northern block will remain, however the garages are to be demolished on the southern side. The approved access to the site is from the end of an existing estate road and via this existing garage area. Tump Lane (C1264) connects the A49 with the A466 with Much Birch at the north eastern end and Wormelow at the south western end. The site covers an area of approximately 1.44 hectares and its location is marked by the red star on the map shown below.



1.6 There is to be mix of dwelling types and size and in tenure. The terraced dwellings across the site will be stepped slightly due to the topography and will be angled to create variety along the streetscape. A range of 1 bedroom, 2 bedroom, 3 and 4 bedroom dwellings are proposed as follows:

- PLOT 1 4 bed house
- PLOT 2 3 bed house
- PLOT 3 2 no. 1 bed flats
- PLOT 4 2 bed house
- PLOT 5 4 bed house
- PLOT 6 3 bed house
- PLOT 7 2 bed house
- PLOT 8 2 bed house
- PLOT 9 2 bed house
- PLOT 10 2 bed house
- PLOT 11 2 no. 2 bed flats
- PLOT 12 2 bed house
- PLOT 13 2 bed house
- PLOT 14 2 bed house
- PLOT 15 2 bed house
- PLOT 16 3 bed house
- PLOT 17 3 bed house
- PLOT 18 3 bed house

1.7 10 of the homes will be affordable.

1.8 The following supporting documentation has been deposited with the application during the consideration of this application by officers:

- Travel Plan
- Drainage Information (Surface Water)
- Design and Access Statement
- Landscape Management Plan

1.9 With the principle of development established, the application under consideration is for Reserved Matters and therefore in this instance seeks to deal with the appearance, scale, layout and landscaping in order to satisfy conditions 1 and 2. Matters relating to access were dealt with at Outline stage and thus will not be revisited.

## **2. Policies**

### **2.1 Herefordshire Local Plan Core Strategy (CS)**

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
SS7	-	Addressing Climate Change
RA1	-	Rural Housing Distribution
RA2	-	Housing in Settlements Outside Hereford and the Market Towns
H1	-	Affordable Housing – Thresholds and Targets
H2	-	Rural Exceptions Sites
H3	-	Ensuring an Appropriate Range and Mix of Housing
SC1	-	Social and Community Facilities

OS1	-	Requirement for Open Space, Sport and Recreation Facilities
OS2	-	Meeting Open Space, Sport and Recreation Needs
MT1	-	Traffic Management, Highway Safety and Promoting Active Travel
LD1	-	Landscape and Townscape
LD2	-	Biodiversity and Geodiversity
LD3	-	Green Infrastructure
LD4	-	Historic Environment and Heritage Assets
SD1	-	Sustainable Design and Energy Efficiency
SD2	-	Renewable and Low Carbon Energy
SD3	-	Sustainable Water Management and Water Resources
SD4	-	Waste Water Treatment and River Water Quality
ID1	-	Infrastructure Delivery

2.2 The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) (the 2012 Regulations) and paragraph 33 of the National Planning Policy Framework requires a review of local plans be undertaken at least every five years in order to determine whether the plan policies and spatial development strategy are in need of updating, and should then be updated as necessary. The Herefordshire Local Plan Core Strategy was adopted on 15 October 2015 and a review was required to be completed before 15 October 2020. The decision to review the Core Strategy has yet to be made and is due early November 2020. The level of consistency of the policies in the local plan with the NPPF will be taken into account by the Council in deciding any application.

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

### 2.3 **Draft Much Birch Neighbourhood Development Plan**

The Much Birch Neighbourhood Plan has reached submission plan stage under Regulation 16. The consultation was undertaken between 27 May 2020 and 8 July 2020. The plan is currently at examination. The examination of the Much Birch NDP is scheduled to commence on the 2 November 2020.

At regulation 16 consultation, 13 representations were received. 9 external and 4 from internal service providers at Herefordshire Council. Statutory Consultees have raised no concerns regarding the site allocations or objectives and policies contained in the neighbourhood plan. Historic England, Natural England, Coal Authority, Welsh Water and National Grid have raised no concerns during the Reg14 consultation and Regulation 16.

There was one objection submitted from a resident, objected to the proposed dwellings at Larkrise and the footpath at Tump Lane. Three representations submitted by planning consultants seeking amendments to the settlement boundary or alternative sites to be included and The 'Much Birch and Axe and Cleaver Policies Map' should be enlarged to include two sites that have secured detailed planning approval.

The Strategic Planning team as part of the Regulation 16 consultation have confirmed that the plan is in general conformity with the adopted Herefordshire Core Strategy and the National Planning Policy Framework.

At this stage, with regards to para 48 of the NPPF, moderate weight can be attributed to the neighbourhood plan.

The relevant policies of the emerging NDP are:

- Policy MB1: Promoting Sustainable Development
- Policy MB2: Development Strategy
- Policy MB3: Conserving the Landscape and the Natural Environment
- Policy MB4: Protecting Heritage Assets
- Policy MB5: Foul and Storm Water Drainage
- Policy MB7: Renewable and Low carbon Energy Generation
- Policy MB8: Housing Development in Much Birch, King's Thorn, Wormelow and The Cleaver.
- Policy MB9: Housing Site Allocations
- Policy MB10: Meeting Housing Needs
- Policy MB11: Affordable, including Intermediate Homes
- Policy MB12: Housing Design and Appearance
- Policy MB13: Sustainable Design for Housing
- Policy MB14: Traffic Measures within the Parish
- Policy MB15: Highway Design Requirements
- Policy MB16: Protection and Enhancement of Community Facilities and Services

The Emerging NDP can be viewed at:

<https://www.herefordshire.gov.uk/directory-record/3089/much-birch-neighbourhood-development-plan>

## 2.4 National Planning Policy Framework (NPPF)

2. Achieving sustainable development
3. Plan Making
4. Decision-making
5. Delivering a sufficient supply of homes
8. Promoting healthy and safe communities
9. Promoting sustainable transport
10. Supporting high quality communities
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

## 2.5 The National Planning Practice Guidance

## 3. Planning History

3.1 180208/O: Outline planning application for up to 20 dwellings, including 10 affordable dwellings, associated new access (via Tump Lane), car parking arrangements (for new and existing dwellings), community building (up to 200 m2), new POS (extension of existing play area) and new stretches of footpath with passing places (north and west bound along Tump Lane).Withdrawn.

130945/O: Residential development comprising up to 20 dwellings, including up to10 affordable dwellings with associated new access (via Tump Lane) and car parking arrangements for both existing and proposed and community facility. Refused by planning committee. Granted at appeal. Appeal reference APP/W1850/W/17/3180227.

## **4. Consultation Summary**

### Statutory Consultations

#### **4.1 Highways England (amended Plans – June 2020)**

I am in receipt of a re-consultation, dated 22<sup>nd</sup> May 2020, regarding application P192979/RM for approval of reserved matters following outline approval 130945 (APP/W1850/W/17/3180227) for Appearance, Landscaping, Layout and Scale for the erection of 20 dwellings and associated community building and associated works at Land at Tump Lane, Much Birch, Hereford.

Following our previous response in October 2019, this particular application relates to matters reserved by an outline permission. Therefore, there are no further details considered by this consultation for Highways England to comment on. As such, we offer No Objection to this application.

However, it should be noted that Highways England were not consulted regarding the outline permission to which these reserved matters relate. While it is accepted that planning permission has been granted by appeal, we would have appreciated the opportunity to comment on what we perceived to be a potentially sub-standard arrangement at the junction of the A49 and Tump Lane.

#### **Highways England (October 2019)**

I am in receipt of a consultation regarding application P192979/RM dated 2 September 2019, regarding the application for approval of reserved matters following outline approval 180208 (APP/W1850/W/17/3180227) for Appearance, Landscaping, Layout and Scale for the erection of 20 dwellings and associated community building and associated works, located at the above address.

The principle of the development has been agreed in support of the outline planning application. As this reserved matters application is related to matters internal to the site, Highways England has no comments to make.

#### **4.2 Welsh Water (Amended Plans - June 2020)**

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

With reference to conditions 6 and 7 we refer to drawing numbers 1163-057 Rev A and 1163-058 Rev B and have no objection to the proposed foul water drainage arrangement. However the surface water network into which they intend to connect is shown on our records as being private or maintained by the highway authority rather than a public sewer. We therefore recommend this is investigated further to establish the ownership and the relevant discharge consent obtained before these conditions are discharged

#### **Welsh Water (October 2019)**

Development: Re-consultation: Application for approval of reserved matters following 130945 for Appearance, Landscaping, Layout and Scale for the erection of 20 dwellings and associated community building & associated works

We have no objection to the application for approval of the reserved matters subject to compliance with the requirements of the drainage conditions imposed on the outline planning permission, and the subsequent applications to vary the conditions thereon.

We welcome the introduction of a 3 metre protection zone to maintain the required access on the public sewer as shown on drawing number (L-) 103 and (L-) 100 and recommend that a drawing showing this easement becomes an approved drawing.

We welcome further opportunity to comment on details submitted pursuant to the discharge of conditions 6 and 7

#### 4.3 **Natural England(October 2019)**

Natural England advise that a Habitat Regulations Assessment is required (Screening / and Appropriate Assessment). We look forward to receiving the HRA when this has been completed and will respond to the consultation in full at that stage. Please note that the usual 21-day deadline will apply on receipt of the consultation.

#### Internal Council Consultations

#### 4.4 **Team Leader Area Engineer (Highways) comments (Amended Plans - Sept 2020)**

Comments:

1. Cross sections have now been provided, the sections look generic, with no levels. However as the road is currently private and the site is not looking to be adopted then this is a private matter
2. The northern kerbline has now been designed with kerbs, the southern sections between parking spaces 12 and 15 would benefit from having physical kerb line,
3. The parking has been increased on the recent site plan with the addition of disabled parking spaces. The parking will be managed in any housing agreements.
4. I am awaiting further comments regarding the Travel plan, when I received these I will pass them on.

If minded to approve please condition as follows: -

CAH - Driveway gradient  
CAJ - Parking - Estates  
CAP - Highways Improvement/off site works - see previous outline permission.  
CAT - Construction Management Plan  
CAX - Direction of proposed lighting  
CB2 - Secure covered cycle parking provision  
CB3 - Travel Plan

I11 – Mud on highway  
I09 – Private apparatus within the highway  
I45 – Works within the highway  
I08 – Section 278 Agreement  
I05 – No drainage to discharge to highway  
I47 – Drainage other than via highway system  
I41 – Travel plans  
I35 – Highways Design Guide and Specification

#### **Team Leader Area Engineer comments (Amended Plans - July 2020)**

The plans submitted have been reviewed and the following comments can be made:-

---

Further information on the subject of this report is available from Ms Heather Carlisle on 01432 260453

1. Previous e-mails have requested

Access road

- A cross section through the access road needs to be submitted to show how they are going to achieve the proposed changes to the private road. – These have yet to be submitted
- White lining needs to be changed for the delineated footway to kerbs. – on the submitted plans these haven't changed

Layout

- The site needs to be designed and built to adoptable standards – This appears to have been done
- A footway should be provided on one side of the road - Agreed
- Whilst I would prefer parking to be adjacent to the properties, as discussed in the meeting to prevent unauthorised site parking, conditions would be written into any housing agreement. – Parking has been provided closer to some properties but it appears the overall number of parking spaces have reduced. The site originally looked to provide 29 throughout the site, this has been reduced to 16 with only 3 disabled spaces.

I am awaiting further comments regarding the Travel plan, when I received these I will pass them on.

#### 4.5 **Travel Plan Officer Comments (July 2020)**

This is fine now, all issues addressed.

#### **Travel Plan Officer (March 2020)**

The travel plan is lacking too much information to be acceptable  
Includes details of access to buses, schools and doctors and 30 car spaces at site but not much else.

Missing info on:

- Development – how many dwellings (break down of properties)
- Map to show development in relation to roads, current paths and services
- Plans to support sustainable travel on site – internal paths, bike parking, EV charging point
- Current modes of travel in that area and target levels post –development
- Details of how sustainable travel will be supported
- Details of how modes of travel will be monitored and reported to the Council
- Contact details of the Sustainable Travel Co-ordinator

#### 4.6 **Principal Natural Environment Officer (Landscape) comments (Amended Plans – 5 June 2020)**

The amended drawings have mostly addressed previous landscape comment, dated 11/11/19 such as further SuDS information, however the soft and hard landscape should be updated on the latest scheme to ensure this information is up to date.

#### 4.7 **Principal Natural Environment Officer (Landscape) comments (Amended Plans – 5 June 2020)**

Various aspects of the amended drawings have addressed comments, such as further SuDS information, however the soft and hard landscape will need to be updated to reflect the latest

scheme and address comments previously made, dated 11/11/2019. This can be addressed in the submittal of conditions.

### **Conditions**

#### **CK3 Landscape Scheme**

- a) Trees and hedgerow to be retained, setting out measures for their protection during construction, in accordance with BS5837:2012.
- b) Trees and hedgerow to be removed.
- c) All proposed planting, accompanied by a written specification setting out; species, size, quantity, density with cultivation details.
- d) All proposed hardstanding and boundary treatment.

#### **CK4 Implementation**

#### **CK5 Maintenance Plan (5 years)**

#### **CK8 Management Plan (5 years)**

Reason: To safeguard and enhance the character and amenity of the area in order to conform with policies SS6, LD1 and LD3 of the Herefordshire Local Plan - Core Strategy and the National Planning Policy Framework.

#### **Principal Natural Environment Officer (Landscape) comments (November 2019)**

I have reviewed the landscape plans (drawing no L-100) I have no objection to the general arrangement of the site, however I do have several queries relating to the detail of various aspects:

- The parking area is a large rectangular expanse at the entrance to the development it does not appear to relate particularly well to the community building or public open space. I would recommend both the siting and arrangement are reviewed, there is potential for it to be arranged with the SUDs pond in such a way as to partially screen this area and create an attractive focal point at the entrance.
- Are the swales self contained units for water to be held in or are they directed to the SUDs pond.
- The orchards are an effective idea to break up the massing of the built form, to be productive they will require a certain depth for a quincunx arrangement.
- There is limited planting along the western boundary which borders open countryside this will require additional hedgerow tree planting.
- There appears to be extensive roadway to provide access to the allotments which I am not convinced is necessary. The roadway to the east of the site should be reduced/removed.

When the detail has been amended a condition can be applied for a management plan for a 5 year period to secure the success of the proposed planting.

#### **4.8 Principal Natural Environment Officer (Ecology) comments (Amended Plans-June 2020)**

##### **Habitat Regulations Assessment**

The site falls within the River Wye SAC catchment and within the River Wye SAC Impact Risk Zone "any discharges of water or liquid including to mains sewer." This application is subject to a formal Habitat Regulations Assessment (HRA) process by this local planning authority (LPA) as the competent body in consultation with Natural England.

The applicant has indicated in their application foul water will discharge to mains sewer, and surface water will outfall to SuDs lagoon and swales across the site. Welsh Water have confirmed in their letter dated 5/6/2020 that connection to mains sewer is acceptable.

Both Welsh Water (letter dated 5/6/20) and land drainage still have outstanding concerns regarding the proposed surface water drainage (report dated 3/6/20). Until these concerns are addressed and the surface water drainage scheme is approved, the Habitat Regs, Appropriate Assessment would conclude '*likely significant adverse effects*' on the River Wye SAC.

### **Ecological enhancements (biodiversity net gain)**

Condition 8, requires a biodiversity enhancement scheme (integrated with the landscape plan) including the location of ecological enhancements/biodiversity net gain (including bat boxes and sparrow terraces, and proposed lighting, to minimise impacts to biodiversity (in line with the *Dark Skies Initiative*, DEFRA-NPPF 2013/18), as detailed in Ecology report, James Johnston 2013 and Focus Ecology 2017), has not yet been supplied.

### **Principal Natural Environment Officer (Ecology) comments (October 2019)**

#### **Site drainage**

As per Conditions 6 & 7, Outline Permission 180208, there are no details yet provided for the site drainage strategy; (see recent email correspondence from Ruth Blair, drainage engineer, Balfour Beatty, dated 23/09/2019).

#### **Habitat Regulations Assessment**

The site falls within the River Wye SAC catchment and within the River Wye SAC Impact Risk Zone "any discharges of water or liquid including to mains sewer." This application is subject to a formal Habitat Regulations Assessment (HRA) process by this local planning authority (LPA) as the competent body in consultation with Natural England.

Until full details of surface water and foul water proposals are provided, the required HRA cannot be completed.

The applicant has indicated in their application that surface water will outfall to SuDs lagoon and swales across the site. Foul water will discharge to mains sewer. Confirmation from Welsh Water that this is acceptable and sufficient capacity exists is required.

### **Ecological enhancements (biodiversity net gain)**

The landscape scheme submitted provides detail of proposed planting scheme, including native trees and shrubs, which is suitable and of benefit to site ecology.

However, as per Condition 8, the biodiversity enhancement scheme should also include hard landscaping proposals (such as bat boxes and sparrow terraces, and proposed lighting to minimise impacts to biodiversity (in line with the *Dark Skies Initiative*, DEFRA-NPPF 2013/18), as detailed in Ecology report, James Johnston 2013 and Focus Ecology 2017).

#### **4.9 Waste Operations Team Leader comments (Amended Comments)**

Collection points have been provided and are in an acceptable location if the private road and turning heads are constructed to suitable standard for the refuse collection vehicle.

The council will only agree to travel private roads for the purposes of waste collection if:

The council and its contractors determine that collections can be carried out safely;

and the council receive written confirmation from the landowner/developer that the roads over which the RCV will travel are built to a suitable specification for this type of vehicle to travel over on a frequent basis; and the council and its contractor(s) are indemnified against damage to property and general wear and tear, other than that caused through negligence.

The council and/or its contractor will assess the safety of collections at the development via the completion of a risk assessment which will take into consideration the access and suitability of the road surface, width, obstructions and turning areas for a 26 tonne refuse collection vehicle (RCV).

If a private road is not suitable for the RCV to travel or an indemnity is not signed by the landowner, the collection point for rubbish and recycling will be at a point adjacent to the nearest public highway, as determined by Herefordshire Council.

The council and its contractor reserve the right to cease collections from private roads if the roads or entrance are not maintained to a standard suitable for the RCV or there are any obstructions in place

#### **Waste Operations Team Leader comments (December 2019)**

No swept path analysis has been provided for a refuse collection vehicle (RCV).

The RCV would not be able to travel the side 'lanes' Bins would need to be brought to the end of the lanes for collection however no collection points have been provided and this would mean residents would be required to move bins further than the recommended 30 metre distance. Areas of hardstanding where bins can be left on collection day need to be provided so that bins do not cause an obstruction on the carriageway.

The design and access statement says that the shared access road would not be adopted. The road needs to be constructed to a suitable standard for a 26 tonne refuse collection vehicle. The council will only agree to travel private roads for the purposes of waste collection if: the council and its contractors determine that collections can be carried out safely; and the council receive written confirmation from the landowner/developer that the roads over which the RCV will travel, including turning areas, are built to a suitable specification for this type of vehicle to travel over on a frequent basis; and the council and its contractor(s) are indemnified against damage to property and general wear and tear, other than that caused through negligence.

#### **4.10 Open Spaces Planning Officer Comments: (Amended Plans – June 2020)**

On site POS: I note that the masterplan as shown in the amended design and access statement now shows a layout which has been reconfigured to remove previously proposed community allotment to the north of the site, to provide green spaces for the use of community gardens and food productions running between rows of houses. All other open space remains as previously proposed including providing links to the existing play area.

I am satisfied that these changes to the layout will not affect the requirement to provide 0.018ha or land for POS as set out in my previous comments.

The provision will adequately provide for a variety of communal uses including provision for the enlargement of the existing play area. This will be equipped with new play equipment as set out in the Appeal Decision: App/W1850/W/17/310227 Tump Lane Hereford and in the Inspectors report paragraphs 31 and 32 which sets out the UO requirements for on and off site POS/Play provision:

My previous comments still stand and I have no further comments to make.

## **Open Spaces Planning Officer Comments (October 2019)**

### **POS: On-site and Play: Off-site contribution**

Appeal Decision: App/W1850/W/17/310227 Tump Lane Hereford. The Inspectors report paragraphs 31 and 32 sets out the UO requirements for on and off site POS/Play provision:

31: The UO provides for 0.018ha of land to be provided as POS within the appeal site. There is no detail as to how that will be managed or maintained. This can be controlled through a planning condition.

32: The UO provides for the provision of children's play equipment on the existing play area adjacent to the site. The specification for the play equipment would be agreed with the Council and the cost of it would be based on a final amount depending on the final number and type of dwellings that would be provided at reserved matters stage.

These details have been set out in the agreed UO for outline approval 180208 pursuant to this RM application.

On site POS: The developer has not confirmed that the quantum of POS to be provided on site meets the minimum requirements of 0.018ha of land. However, Proposed Site Plan drawing no. (L-) 100 shows substantial areas of open space offering a variety of uses, including:

- Enlargement of the existing play area
- Community wildflower meadow and open space around a proposed community building
- Community allotments at the top of the site
- Community planted areas between terraces, planted with small fruits and fruit trees.

I am satisfied that this is more than adequate.

Of site Play contribution: Although the Design and Access Statement submitted with the application indicates in paragraph 5.9 Open Space that the enlarged play area will be equipped, no plan has been submitted. This is supported as the agreed UO for outline approval 180208 pursuant to this RM application has agreed:

- The developer covenants to provide subject to clause 3.2 to provide children's play equipment to a specification agreed with the Council not exceeding a cost equivalent to: £965 per 2b OMU and £1,640 per 3b OMU

I note that the proposed bed space from 2b and 3b is as follows:

- 9 x 2 bed
- 5 x 3 bed.

To note the 2 x 4 bed are excluded.

However further detail will be required to confirm the number of OMU before I can provide a cost for the contribution.

### **On site POS Management**

The agreed UU for outline approval 180208 pursuant to this RM application has agreed that the details as to how the 0.018ha of land to be provided as POS within the site is to be managed should be provided as part of the landscaping details as per the Appeal Decision and Condition 5 of the Inspectors report to include:

- ix) a scheme for the on-going management and maintenance of all landscape areas, other than private gardens, and the open space covered by the planning obligations, including management and maintenance schedules

Suitable management and maintenance arrangements will be required to support any provision of open space and associated infrastructure within the open space in line with the Council's policies. This could be a management company which is demonstrably adequately self-funded or will be funded through an acceptable on-going arrangement; or through local arrangements such as a Trust set up for the new community for example. There is a need to ensure good quality maintenance programmes are agreed and implemented and that the areas remain available for public use.

It may be worth pointing out that the existing play area is managed and maintained by Herefordshire Housing. As the existing play area is to be extended it may be a consideration in the future management of this element.

#### 4.11 **Public Rights of Way Manager Comments**

No Objection

#### 4.12 **Drainage Comments**

##### **Overall Comment**

Prior to the discharge of conditions 6 and 7, we recommend that the comments discussed above are address and that Welsh Water are re-consulted to allow them to confirm whether the proposed connections to their existing sewers are acceptable.

Full comments: <https://myaccount.herefordshire.gov.uk/documents?id=50fe6869-a660-11ea-9394-0050569f00ae>

#### 4.13 **Housing Development Manager comments: (October 2019)**

I refer to the above amended plans and can confirm that Strategic Housing is in support of this application to provide 20 dwellings of which 10 would be for affordable housing.

### **5. Representations**

#### 5.1 **Much Birch Parish Council (Amended Plans - 8<sup>th</sup> October 2020)**

Following consideration of the further amendments to the planning reserved matters for Tump Lane, the Much Birch Parish Council has resolved that there are no further comments from the PC in terms of material placing considerations for this application.

##### **Much Birch Parish Council (Amended Plans - June 2020)**

The Much Birch Parish Council has discussed the reserved matters application 192979, as amended and there are no objections.

##### **Much Birch Parish Council (October 2019)**

The Much Birch Parish Council has considered the reserved matter details in re-consultation 192979 and there are no objections.

#### 5.2 28 letters of representation, objecting to the proposals have been received over 3 public consultations following revisions to the proposal.

These representations raise the following issues:

### Amenity

- Adverse impact upon residential amenity
- Direct overlooking of amenity space and into habitable rooms
- Direct overlooking from existing dwellings into proposed developments
- Loss of view
- Loss of light
- Intrusions of privacy: plots 14, 15, 18, 7 and 8 overlook properties
- No details on site levels / Cross sections so unable to ascertain heights or understand terracing
- Houses on a higher elevation further obstruction of privacy
- The level differences / slope will result in increased overlooking / impacts
- Common house would cause noise and disturbance
- Impact of alert alarms on lorries during construction phase
- Noise and air pollution during construction phases
- Hedge features Plot 18 negative impact on light in Kitchen
- Low shrubs will not help stop overlooking. Consideration given to Sympathetic large tree planting
- Concerns about common house commercial use? Noise, parking and use.

### Character and Appearance

- Non-existent landscaping between site and neighbours
- Reduce the green space around my home.

### Highway Issues

- Increase in traffic movements
- Danger to pedestrian safety
- Tump Lane too dangerous for more traffic
- Reduced Speed limit has not helped
- Reduction in parking for residents locally
- Impact on views
- Development done for financial gain
- Impact from construction traffic, and damage to roads
- How will construction traffic and parking be managed?
- How will parking be managed for residents during construction
- How will parking be allocated to current residents and maintained for those residents?
- Impacts of large lorries on the lane during deliveries? Delays / noise
- Mud on highway during construction
- No footway? How will this be addressed? Footpath down Tump Lane before the development starts
- Use of car parking spaces outside houses allocate to residents so in close proximity to homes
- New residents only have limited number of car parking spaces
- Community building has rooms for people to sleep. Therefore more traffic.
- Children safety to access play area
- The continuous footpath would increase in traffic noise and fumes to property. Not prepared to relinquish any of my property to this (footpath) to go ahead.

## Biodiversity

- Impact on wildlife that roams freely
- Planting few fruit trees a weak attempt at self-sufficient model and no biodiversity?
- Woodburning Stoves – not impact on air emissions / fossil fuels Other Matters
- Beech hedge to be kept within legal height and not allowed to grow wild
- Gardens need to be kept tidy

## Other Matters

- Strictest scrutiny should apply to RM following outline granted on appeal;
- There is already a community hall in the area
- Lack on integration with local residents / local occupants
- No benefits locally
- Noise of air source heat pumps
- Cohousing model shown to be unsafe during pandemic. Communal eating
- Impact on value of properties locally
- Pond near the children play area not safe. How will it integrate with the current one?
- No details of street lighting
- Removal of allotments – could the density be lowered and removal of communal building to ensure retention of the ability to grown food
- Reduce number of properties to make scheme more acceptable?
- No details provided about the affordable homes availability on the open market
- Proposed ‘workshops’ bring in more cars
- Planning still allows future extension of extension of homes. Fails to guarantee the future affordability of the homes
- How will domestic animals be contained- fowl communal areas
- Over development of Much Birch Village
- Drainage issues been addressed?

5.3 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=192979&search-term=192979](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=192979&search-term=192979)

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 The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) (the 2012 Regulations) and paragraph 33 of the National Planning Policy Framework requires a review of local plans be undertaken at least every five years in order to determine whether the plan policies and spatial development strategy are in need of updating, and should then be updated as necessary. The Herefordshire Local Plan Core Strategy was adopted on 15 October 2015 and a review was required to be completed before 15 October 2020. The decision to review the Core Strategy has yet to be made and is due early November 2020. As referred to in the policy section above, the level of consistency of the policies in the local plan with the NPPF will be taken

into account by the Council in deciding any application. In this case, the policies relevant to the determination of this application have been reviewed and are considered to remain entirely consistent with the NPPF and as such can be afforded significant weight.

6.3 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 Much Birch Neighbourhood Area, which published a draft Neighbourhood Development Plan (NDP) which is currently out to examination.

6.4 The principle of development of this land and the means of access has been clearly established via the Outline planning. With this in mind, it is not for this application to revisit these matters. Rather, the focus of attention, for the avoidance of doubt, relate to the appearance, scale, layout and landscaping.

### Appearance

6.5 As defined under in article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 appearance means:

‘the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture’

6.6 A number of the submitted amended plans are inserted below for ease of reference.



Common house elevations and floor plan.

6.7 There are no designated heritage assets adjacent to the site and I am also mindful that with some exceptions the majority of housing stock in the immediate vicinity is predominantly post-war and red brick. Landscaping is an important consideration when reviewing and assessing the overall appearance of the scheme and this will be discussed further below.

6.8 The design of any building is to be assessed against policy SD1 of the Core Strategy. This states that proposals should be designed to maintain local distinctiveness through detailing and materials, respecting scale, height, and proportions and massing of surrounding development. The proposal should also safeguard the amenity of existing and proposed residents in terms of overlooking, overshadowing and overbearing.

6.9 The scheme promotes house-types that are now more ‘traditional’ in appearance. This is in response to concerns expressed upon receipt by the local planning authority. There followed a substitution of house-types. No major concerns are raised to the proposed designs and the way this scheme interprets the local Herefordshire vernacular in an efficient and modern style as it now relates to the immediate and corresponding landscape. The proposed materials also relate

well as an overall composition and are considered to reflect local character in type, colour and texture. A key revision of the proposal was the alterations to the proposed common house (see above) with the removal of the lime render and its reduction in scale and improved design. Officers consider the overall effect of the changes to be a significant benefit and the appearance of the scheme is now significantly improved as a consequence of negotiation, such that it is representative of design that is appropriate to the context.

- 6.10 At a local level, Policy MB12 of the NDP seeks to set a series of guidelines for design approach to new development in which includes ensuring that new housing development, including alterations or extensions to buildings, will be required to achieve good standards and variety of architecture and design, particularly where there is a need to respect local distinctiveness and the traditional qualities and characteristics of the area within which it is to be located. It also references utilising a range of materials and architectural styles, building height and also protecting amenity and privacy of adjacent existing residential properties and ensure new residential development avoids locations where residents may suffer significant adverse effects from adjacent uses.
- 6.11 The proposed dwellings are relatively simple in form and would be constructed from red-facing brickwork plinths (to match local bricks) and light lime rendered elevations under clay roof tiles with grey rain water goods. They will have untreated timber to parts of the elevations, barge boards, fascia boards and shading. The proposed fenestration is to be triple glazed aluminium framed units. It is also noted the dwellings will have flues for wood burning stoves. The common house building (as shown above) is a one storey building with a brick plinth to match the houses and is simple in form.
- 6.12 Noting the variety of materials used on dwellings within the Wormelow and Much Birch vicinity, the proposal is found to be in keeping. Furthermore, having regard to the fact that there is no particularly strong architectural influence for the development to take, the design approach does reference the use of light coloured render and external facing brick which can be found in the locale.
- 6.13 Some representative elevations are inserted below for ease of reference.



## Example of streetscene



Example of 2 bed dwelling type

4 bed semi-detached dwelling type

- 6.14 Overall, the appearance of the scheme as amended is considered to accord with CS policies LD1 and SD1 and Policy MB12 of the NDP.

### Scale

- 6.15 As defined under in article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 scale means:

‘the height, width and length of each building proposed within the development in relation to its surroundings’

- 6.16 Policy SD1 of the Core Strategy requires proposals to respect the scale, height, proportions and massing of surrounding development with LD1 seeking to ensure that the landscape or townscape character of the area has positively influenced, inter alia, the scale of the development.
- 6.17 The dwellings are two-storey and are in the form of semi-detached and terraced units. The scale, in terms of numbers of dwellings has already been agreed and considered acceptable and therefore the proposal is consistent with the outline permission in this regard. The common house has been considerably reduced in height and size during the application and now is acceptable in this regard.
- 6.18 For the purposes of this assessment, officers are content that the scale of development with regards to massing and proportions of the dwellings themselves is acceptable, according with Policies LD1 and SD1 of the Core Strategy and Policy MB12 of the NDP. The scale of the proposed dwellings (and common house) are not considered to be such that would be prejudicial to the occupiers of neighbouring dwellings by way of overshadowing, overlooking or through their overbearing appearance. Therefore, no conflict is found with Policy SD1 of the Core Strategy. The Housing Delivery Officer has no objection to the range and mix of housing proposed and the scheme presents a mix of house sizes and tenures that accords favourably with Policy H3 of the Core Strategy and Policy MB10 of the NDP.

## Layout

6.19 As defined under in article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 layout means:

“the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development”



Proposed site layout

6.20 Policy LD1 – Landscape and townscape states as follows:-

“Development proposals should:

- Demonstrate that 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;
- Conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, nationally and locally designated parks and gardens and conservation areas; through the protection of the area’s character and by enabling appropriate uses, design and management;
- Incorporate new landscape schemes and their management to ensure development integrates appropriately into its surroundings; and
- Maintain and extend tree cover where important to amenity, through the retention of important trees, appropriate replacement of trees lost through development and new planting to support green infrastructure.”

6.21 Likewise it is an NPPF core planning principle that development should always seek to secure the creation of high quality buildings.

6.22 Paragraph 127 enlarges on this and is a criteria based policy that aims to ensure that Local and Neighbourhood Plans ensure that developments will function well and add to the overall quality of the area and establish a strong sense of place, using streetscapes and buildings to create an attractive and comfortable place to live, work and visit.

6.23 Development should also respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. In this

case the immediate area is characterised, as is not uncommon in edge of village locations, by a range of developments of different ages and styles.

- 6.24 The site has the benefit of planning permission for the erection of 20 dwellings and that is the number now applied for. The site layout is reproduced above and this has been amended in direct response to concerns expressed in writing by the local residents and council officers. The site has direct connectivity with and legibility with the adjoining housing site.
- 6.25 It should also be noted that criticism in respect of layout and location of the dwellings has been addressed to a large extent through the submission of revised drawings. A total of 29 car parking spaces required for the proposal have been provided. The provision of disabled parking spaces is also noted. The parking will be managed in any housing agreements and the site will have a Travel Plan. It is noted that car movement within the site is designed to be kept to a minimum.
- 6.26 The tree planting and landscaping proposed to be introduced and the revised locations of the dwellings in relation to the site boundaries are appropriate to the context of the site. In respect of the relevant criteria of SD1 above, I am content that the scheme makes efficient use of land and the access arrangements are safe. I am also satisfied that changes to the location of the play area, common house and car parking around the site and provision of a footway within the site will make the development safer. There is also natural surveillance of public open space. Elsewhere, as touched on above the dwellings are orientated and arranged such that there is an acceptable standard of amenity for prospective and existing residents.
- 6.27 It is evident that a number of the properties which border the proposed site currently benefit from long range views across open countryside towards Much Dewchurch and beyond. It is commonly understood that there is no right to a view over private land, although the impact of development upon the outlook of a property can affect living conditions. In this case, the orientation and siting of the proposed dwellings has endeavoured to preserve as much of these views as possible but it is acknowledged that there will be an inevitable impact upon existing residents which is considered to have been successfully mitigated through amendments to the scheme.
- 6.28 The layout has been strongly influenced by solar orientation. There is a natural link to the play area and this has been revised during the application to ensure nature overlooking surveillance of the area. The proposed layout retains a large area of greenspace in both community areas and the allotment garden. The location of the dwellings has evolved to encourage and gain level access for the properties. The houses also have a southerly aspect and as detailed within the design and access statement the housing has been either terraced or semi-detached to assist in both construction and thermal efficiency.
- 6.29 The common house has been designed to be one storey in height. The building has been positioned so it 'welcomes' people into the site, as well as being visible from the site entrance and play area. Properties along the eastern boundary have been relocated and repositioned to reduce the impact on those existing properties which abut the site.
- 6.30 I am conscious of, and sympathetic to, the comments expressed relating to plots 8, 15, 18 and the concerns from residents who live at 30 and 32 Tump Lane. It is acknowledged that privacy and overlooking concerns have been expressed with fears of overlooking into bedrooms, living rooms kitchen and gardens. The revised layout overcomes and alleviates these concerns in my view. No windows are proposed within the side elevations of the properties and separation distances have been increased and the properties relocated further from the eastern edge of the site. The site's topography has also been taken into account when assessing concerns. Consequently, officers are satisfied the proposal provides reasonable privacy for dwellings within the proposed layout and protects the privacy of existing neighbouring dwellings.



Plan showing proposed plots on eastern boundary and proximity to exiting dwellings abutting the site within Tump Lane.

- 6.31 Overall officers are content that the layout would generate good quality living conditions for occupiers with decent provision for private amenity space and separation distances and that living conditions for neighbours would also be respected. This is achieved by maintaining appropriate separation distances throughout. In conclusion on this issue, it is concluded that the scheme accords with the relevant CS policies.

Landscaping

- 6.32 As defined under in article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 landscaping means:
- ‘the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features’



## **Other Matters**

### Transportation

6.38 No concerns have been raised by the Public Right of Way Officer and noting the comments received from the Council's Transportation Manager which recommend conditions for this application, The National Planning Practice Guidance makes it clear that:

'Conditions relating to anything other than the matters to be reserved can only be imposed when outline planning permission is granted. The only conditions which can be imposed when the reserved matters are approved are conditions which directly relate to those reserved matters.'

6.39 Officers are mindful that access was considered at the outline stage and therefore the recommendations made by Transportation do not directly relate to the reserved matters of scale, appearance and landscaping as being considered by this reserved matters application. It is also noted that the suggested condition relating to the provision of cycle storage was imposed on the outline permission and must be satisfied prior to the occupation of any dwellings hereby approved.

### The Common House

6.40 The common house/room will not be direct competition to Much Birch Community Hall and as such the proposal adheres to the aspirations of NDP policy MB16. For clarification, the common room will be for use of the residents and not as a community hall or commercial venture. The building proposed will have a dining area and kitchen. The proposed common room has been significantly reduced in size and is now proportionate in size compared to the scale of the proposed residential development and more in line with the proposed building which was shown on the indicative layout tabled at Outline stage. Its overall height and scale is now appropriate to its landscape setting.

### Sustainability

6.41 In regards to the promotion of sustainable development and suggested sustainability features, the submitted information confirms the dwellings have been designed to make use of passive design principles and so will have very low energy consumption. The homes will make use of:

- An Air Source Heat Pump to each unit
- A wood burning stove to each unit
- Maximised solar gain through orientation, principal rooms will be organised to the South.
- Large windows to the South will make the most of solar gain and give good daylighting, whereas North facing rooms will have smaller windows to prevent heat loss.
- Shading over all South facing windows to prevent excess heat gain in summer
- Increase air tightness for enhanced thermal performance, complex junctions will be minimised.
- Reduce heat transfer through the walls, roof and floor through increased insulation and a reduction in thermal bridging.
- Possible timber frame construction with cellulose and wood fibre insulation is being looked at as a possible building method for the housing, which provides excellent thermal performance, low embodied energy and a breathable construction.
- Efficiency in use - a home user's guide will give information to the occupants on how to use their home and local information on a sustainable lifestyle.
- Composting bins should be provided on the site.
- A home user guide will be provided to the residents denoting where the nearest public recycling points are

- 6.42 The above ensures the scheme adheres to the principles set out in Policy MB7 – promotes renewable energy of domestic scale in accordance with Core Strategy policies SS7 and SD1

#### Ecology and drainage

- 6.43 Policies SD3 and SD4 of the Core Strategy seek to ensure that matters of flood risk and drainage (surface and foul) are fully considered. The outline planning permission included conditions seeking further information with regards to drainage. Following discussions with Drainage and Ecology, this element is still under consideration and a separate application to discharge the drainage and ecology conditions will be submitted. However, Officers are satisfied that these matters can be properly considered, along with the Ecology / Habitat Regulation Assessment issue as part of the application for the discharge of conditions 8 of the outline permission. Natural England will be consulted on any such application to discharge conditions in relation to drainage.

#### Heritage

- 6.44 Under Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the local planning authority is required, when considering development which affects a listed building or its setting: “to have special regard for the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”
- 6.45 It follows that the duties in section 66 do not allow a local planning authority to treat the desirability of preserving the setting of listed buildings merely as material considerations to which it can simply attach such weight as it sees fit. When an authority finds that a proposed development would harm the setting of a listed building, it must give that harm “considerable importance and weight”.
- 6.46 The NPPF offers further guidance about heritage assets, recognising that they are irreplaceable resources that should be conserved; ‘...in a manner appropriate to their significance.’ Paragraphs 189 to 196 offer particular clarity about the assessment to be made of the significance of heritage assets. Paragraph 192 outlines three criteria to be taken account of in the determination of planning applications.
- 6.47 These are as follows:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
  - the desirability of new development making a positive contribution to local character and distinctiveness.
- 6.48 While Policy LD4 of the Core Strategy does require heritage assets to be protected, conserved and enhanced, and requires the scope of the work to ensure this to be proportionate to their significance, it does not include a mechanism for assessing how harm should be factored into the planning balance.
- 6.49 As a result, and in order to properly consider the effects of development on heritage assets, recourse should be had to the NPPF in the first instance. Officers are content that the proposal is well related to the wider development in terms of scale and size and that the key views are preserved as per the indicative outline plans. The intervening development and open space provides a significant buffer from this development and no harm is identified to nearby heritage assets in the form of Bryngwyn Manor. As such the proposal complies with the requirements of policy LD4 of the Core Strategy and with the requirements of policy HD4 and MB4 of the emerging NDP.

## Conclusion

- 6.50 The principle of a residential development for the proposed number of dwellings and vehicular access have already been established through the grant of outline permission. The scheme provides the requisite detail in respect of the matters reserved for future consideration by the outline approval. It is of an appropriate scale in terms of the amount of development proposed and also in terms of the type and mix of dwellings. The appearance of the dwellings (and common house) is found to be in-keeping with the surrounding built environment and has taken reference from surrounding properties in the local vicinity. The proposal ensures that residential amenity is safeguarded and the proposed landscaping features are considered appropriate and well responsive to the site and wider setting. Officers are therefore satisfied that the scheme is in accordance with the Herefordshire Local Plan – Core Strategy, the emerging Much Birch Neighbourhood Development Plan and the National Planning Policy Framework. Accordingly, the application is recommended for approval.

### Next stages

- 6.51 Following the grant of the Reserved Matters application (if this is forthcoming), a separate application would need to be submitted to address planning Conditions 5, 6, 7,8, 10, 11, 12 and 13 on the outline permission which remain outstanding and the details of which require discharging under application 131315 (Appeal Decision APP/W1850/W/17/3180227).
- 6.52 A key concern of local residents is the provision and construction of the footway link along Tump Lane which is required under Condition 10 as detailed below. This pedestrian link to the school is a vital part of the overall scheme and would need to be discharged prior to any dwelling being occupied. At present the Section 278 Agreement has not progressed with highway colleagues however this footway link is not under consideration as part of this reserved matters application.

## RECOMMENDATION

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

1. **The development hereby approved shall be carried out strictly in accordance with the approved plans:**

**DWG G04 Proposed site plan  
DWG G05 Proposed site plan  
DWG G08 Proposed Long elevation  
DWG G06 Proposed site plan landscape  
DWG A02 proposed 2 bed flat  
DWG 116-059 Site layout Sheet 1 of 2  
DWG A01 proposed 1 bed flat  
DWG A-01 Proposed 1 bed flat  
DWG A 05 Proposed 3 bed house  
DWG G03 Existing tree survey  
DWG G02 Topo Survey  
DWG G01 Existing site plan  
DWG G07 Proposed site plan  
DWG 1163-060 site layout sheet 2 of 2  
DWG 1163 045 Tump Lane Cross Sections  
DWG 1163 -057 Drainage strategy sheet 1 of 2  
DWG 1163 058 Drainage strategy sheet 2 of 2  
DWG 1163 045 Tump lane section drawing  
Revised Design and access statements**

Revised landscape management plan  
Revised Travel Plan  
Prospective member application  
DWG A 06 proposed 4 bed house plots  
DWG A 07 Shared building proposed plan  
DWG A 08 Community building proposal elevations  
DWG A 03 Proposed 2 bed house  
DWG A 04 Proposed 2 bed house

Reason: To ensure adherence to the approved plans and to protect the general character and amenities of the area in accordance with the requirements of Policy SD1 of the Herefordshire Local Plan – Core Strategy 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, 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.

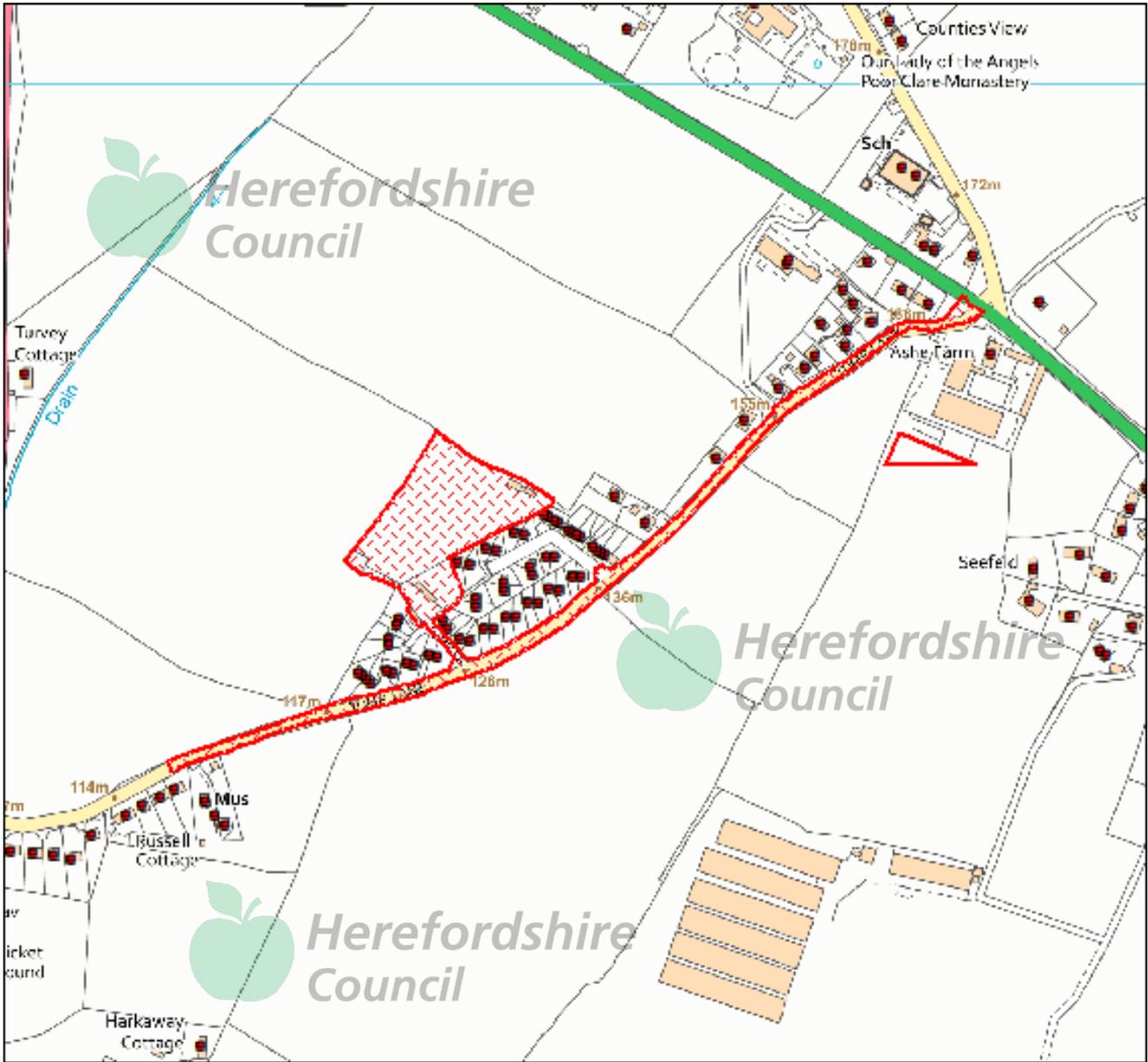
Decision: .....

Notes: .....

.....

**Background Papers**

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

**APPLICATION NO:** 192979

**SITE ADDRESS :** LAND AT TUMP LANE, MUCH BIRCH, HEREFORD

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005