

MEETING:	PLANNING COMMITTEE
DATE:	4 APRIL 2012
TITLE OF REPORT:	N111899/O - AN OUTLINE APPLICATION FOR THE ERECTION OF UP TO 127 DWELLINGS (35% TO BE AFFORDABLE) WITH ALL MATTERS EXCEPT ACCESS TO BE RESERVED FOR FUTURE CONSIDERATION AT PORTHOUSE FARM, TENBURY ROAD, BROMYARD, HEREFORDSHIRE, For: Ms Harrison per Mr John Cornwell, Oakview House, Station Road, Hook, Hampshire, RG27 9TP
WEBSITE LINK:	http://www.herefordshire.gov.uk/housing/planning/58286.aspx?ID=111899&NoSearch=True

Date Received: 14 July 2011

Ward: Bromyard

Grid Ref: 365239,255362

Expiry Date: 13 October 2011

Local Members: Councillors A Seldon and JG Lester

1. Background

- 1.1 This planning application was reported to the Planning Committee on 1 February 2012. Attached, as **Annex 1** is a copy of that report (amended to include the update report to that earlier Committee).
- 1.2 The application was deferred to enable the issue of noise to be addressed in more detail. Specific concern had been expressed by Members as to noise from the Polytec open yard where forklifts trucks operate on a 24 hour basis moving metal stillages.

2. Representations

- 2.1 Since the Planning Committee on 1 February 2012, further representations have been received.
- 2.2 Three further letters of OBJECTION have been received. They do not raise any matters not expressed by the other objectors (see Annex 1 paragraph 4.1).
- 2.3 Five further letters of SUPPORT have been received. In addition to the points previously made (see Annex 1 paragraph 4.2), they make the following points:-
 - There is no interest in the site for industrial use;
 - The Linton site is preferable for employment land as it has direct access onto the A44
 - Bromyard has a shortage of suitable labour – the reason why Polytec Holden (and Holden Aluminium) employ workers from Eastern Europe;
 - There is no indigenous labour on which to draw;
 - Employment development upon this land would create traffic and pollution problems;

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

- Housing on this land, in contrast would benefit local traders & boost school populations providing more resources and security;
- More people residing in Bromyard may assist in revitalising aspects of the town social and cultural life;
- The proposed new housing may have a more beneficial effect on Bromyard's economy and well being than industry which is unlikely to materialise; and
- Unless there is some urgent economic regeneration of the town in the form of new residents, one cannot foresee Legges of Bromyard being able to remain in the town, in the forthcoming years.

2.4 The Bromyard and Winslow Town Council has written again to request an increase in the financial contribution towards CCTV coverage from £6,150 (index linked) to £16,150 (index linked) and to request a financial contribution towards Queen Elizabeth Humanities College.

3.0 Officer Appraisal

Noise

3.1 With respect the issue of noise, professional independent expert consultants (RPS) have been engaged and their detailed report is attached as **Annex 2** to this report. It is worth noting that they consider both of the acoustic / noise reports accompanying the planning application to be “.. professional and fit for purpose. Measurement and assessment appears to have been undertaken in accordance with current good practice” (paragraph 3.2 of the RPS report). However, a few areas were identified as requiring further examination. In summary, RPS considers that appropriate mitigation measures can be secured to ensure that the occupiers of the proposed houses would enjoy a satisfactory level of amenity (paragraph 6.7).

3.2 I would draw Members specific attention to the following elements of the RPS report:-

- Paragraph 3.6 that recommends a change to condition 7 of the original report to Committee;
- Paragraph 3.11 that recommends attaching a condition preventing the use of tonal reversing alarms to vehicles within the Polytec site. This would effectively require the fitting of a white noise reversing alarm such as the bbs-tek “white sound warning system”;
- Paragraph 5.13 that recommends the erection of a 6 metre high timber acoustic fence along the northern boundary of the Polytec site (at the base of the bund on the “industrial side”); and
- Paragraphs 5.17 & 5.18 that recommend a condition that would secure double glazing and ventilation to certain dwellings.

3.3 It is the recommended 6 metre high acoustic fence and the non-use of tonal reversing alarms that would primarily provide the noise mitigation with respect the activities within the open yard (i.e. the forklift trucks moving the stillages). The 6 metre high timber acoustic fence would be a significant structure. However, it would screen the open yard of stillages that are not in themselves an attractive feature. Furthermore the bund as proposed to be remodelled would partially obscure the acoustic fence. Landscaping of the bund would assist in softening the visual impact of this fence further. Therefore it is considered that such an acoustic barrier can satisfactorily be integrated into the landscape. With the provisions of the acoustic fence, the bund would no longer fulfill an acoustic function but would still provide a landscape function.

3.4 Other significant points within the RPS report that I would draw Members attention to are:-

- The garden areas would not suffer from an unacceptable level of noise (paragraphs 5.21 and 5.22); and
- No noise which would significantly affect the application site, either during the day or night was observed from any facility other than the Polytec site (paragraph 4.9);

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- 3.5 As a consequence it is considered the noise mitigation measures proposed would ensure that a satisfactory level of amenity would be enjoyed by future occupiers of the proposed development.
- 3.6 In addition, to the noise issue Members raised a number of other matters at the Planning Committee on 1 February 2012 that are addressed below.

Affordable Housing

- 3.7 The Housing Needs and Development Team of the Places and Communities Directorate confirm that there is a need in Bromyard for 107 affordable houses. The proposed development would secure up to 44 affordable houses. This is considered to be a significant benefit of the scheme. The delivery of affordable housing is identified as a priority within Herefordshire Council's Corporate Plan 2011-14.

Vacant Business Units in Bromyard

- 3.8 For Members information, research since the Planning Committee on 1 February 2012 has revealed some business units being marketed in Bromyard and its immediate surroundings. These include Unit 2/3 Porthouse Farm Industrial Estate (144.23 sq m), units of varying size at Collington Works and small office units in two buildings in Rowberry Street.

Highways

- 3.9 It is recommended that a condition be attached securing the closure of the existing vehicular means of access and the provision of the two new vehicular means of access prior to commencement of any of the building operations.
- 3.10 Whilst the speed limit along Tenbury Road past the application site is in the national limit (i.e. 60mph), it is likely that if the application is approved, steps can be taken to lower the limit to a more appropriate value for a road adjoining a residential site. This is done through a Traffic Regulation Order, which is subject to consultation, and various criteria must also be met (e.g. number of accesses per 500m; current speeds on the road; usage by pedestrians etc). It is unlikely that the criteria would be met prior to development approval.
- 3.11 The proposed access points have sufficient visibility splay dimensions to be acceptable without the speed limit being lowered.

Publicity of Planning Application

- 3.12 For information purposes, Members are informed that all those business premises on the northern side of the road into the Porthouse Farm Industrial Estate were advised by letter of the planning application and two site notices were displayed along that specific road.

Draft Heads of Terms

- 3.13 With regard the further views of the Bromyard and Winslow Town Council with respect the Draft Heads of Terms, attention is drawn to paragraph 5.40 of the report to the Planning Committee on 1 February 2012 (see Annex 1). In addition, the People's Services Directorate state:-

"Queen Elizabeth Humanities College have recently reduced their planned admission numbers as they were aware that the children were not coming through the system to fill the school and have therefore removed teaching spaces in order to achieve this. As a little exercise I have looked at the number of children coming through the system in the primary sector that can be

considered to be their feeder primary children. Obviously it is never that clear cut and parents with children in the catchment area can express a preference and send their children to alternative schools. However, historical information would suggest that 90% of the children attending Queen Elizabeth come from within their own catchment and that the school consistently take in around 65% of all children from their catchment.

- 3.14 Based on current numbers on roll it is unlikely that the school will fill to capacity even with this new development taking place. Even if the development was for 127 4+ bedroom houses we would only expect 28 children of secondary age to be created from the development. Not all these children will be the same age and therefore we have to assume that the spread of ages will be even resulting in 5-6 children per year group. The school would therefore need to have at least 74 children in any one year group currently or anticipated in the future in order for us to justify a contribution for the school. Based on the numbers on roll in the feeder primary schools and the percentages identified above, I cannot see this figure being reached.”
- 3.15 The Council's Commissioning Officer (CCTV) has obtained an up-to-date quote for the CCTV coverage (i.e. 6 cameras fully fitted). The quote is £9,250. I therefore recommend a change to the figure clause 7. of the Heads of Terms from £,6150 (index linked) to £9,250 (index linked).

Summary

- 3.16 In the light of the above, it is considered that the recommendation for approval should remain. Members' specific attention is drawn to recommended conditions 7, 16, 26, 27, 28 and 29.

RECOMMENDATION

Subject to the prior completion of a Section 106 legal agreement in accordance with the Draft Heads of Terms attached as Annex 1 to the report to Planning Committee on 1st February 2012 with the amendment to the figure in clause 7. to £9,250 (index linked), the Assistant Director Economic, Environment & Cultural Services be DELEGATED POWERS TO GRANT OUTLINE PLANNING PERMISSION subject to the following conditions:-

1. **The development shall not commence until approval of the following reserved matters has been obtained from the Local Planning Authority:-**

- **Layout**
- **Scale**
- **Appearance**
- **Landscaping**

Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last reserved matters to be approved, whichever is the later.

Reason: No such details have been submitted and in accordance with Section 92 of the Town and Country Planning act 1990.

2. **The finished floor levels of all the dwelling houses shall be set a minimum of 600mm above Q1000 flood level at each river station section (sections referred to in Appendix H of the Flood risk Assessment Report 1577 dated 26th June 2009).**

Reason: To protect the development from flooding, in accordance with policy DR7 of the Herefordshire Unitary Development Plan 2007.

- 3. There shall be no raising of ground levels within flood zone 3, the 'high risk', 1% annual probability flood plain.**

Reason: To protect the development from flooding, in accordance with policy DR7 of the Herefordshire Unitary Development Plan 2007.

- 4. Prior to commencement of the development hereby permitted the following matters shall be submitted to the Local Planning Authority for their written approval:-**

**Full details of foul sewerage disposal arrangements
Full details of surface water drainage arrangements
Full details of land drainage arrangements**

The development hereby permitted shall not commence until the Local Planning Authority has given such written approval. The development shall be carried out in strict accordance with the approved detail and thereafter maintained as such.

Reason: To ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the environment or the existing public sewerage system, in accordance with policies DR4 and DR6 of the Herefordshire Unitary Development Plan 2007.

- 5. With regard the details required to be submitted pursuant to condition 4 above, no surface water or land drainage run-off shall be discharged, either directly or indirectly, to the public sewerage system.**

Reason: To protect the integrity of the public sewerage system, to prevent hydraulic overloading of the public sewerage system and ensure no detriment to the environment, in accordance with policies DR4 and DR6 of the Herefordshire Unitary Development Plan 2007.

- 6. With regard the details of foul sewerage disposal arrangements required to be submitted pursuant to condition 4 above, no more than 7 litres per second shall be discharged into the public sewerage system, thus requiring an on-site pumping station. The scheme shall be implemented with this restricted flow and thereafter maintained as such.**

Reason: To protect the integrity of the public sewerage system, to prevent hydraulic overloading of the public sewerage system and ensure no detriment to the environment, in accordance with policies DR4 and DR6 of the Herefordshire Unitary Development Plan 2007.

- 7. The scheme of noise attenuating measures proposed for the Polytec-Holden facility by Colin Waters Acoustics and submitted as part of the application, including:-**

- Digester Fan - Acoustic Louvre Air - In & Out, Blockwork Enclosure**
- Paint Dryer Fan - Acoustic Louvre Enclosure End Intake – 2 sides & Top Acoustic Panel Enclosure**
- Extract next to Paint Dryer - Exhaust attenuator upgrade**
- Compressor House 'A' - Acoustic Louvre's & Acoustic Louvre Door**
- Compressor House 'B' - Acoustic Louvre's & Acoustic Louvre Door**
- Chemical Mixer Extract - Exhaust Attenuator**
- Dust Extractor - Acoustic Panel Surround & Exhaust Attenuator**

shall be completed prior to the first occupation of any of the dwelling houses and thereafter maintained to the satisfaction of the Local Planning Authority.

All other individual noise sources associated with fixed plant on the Polytex Holden site shall be installed and maintained so that they emit to the external environment no more than 50 dB Laeq SPL sound pressure level as measured at 4 metres from the individual noise source.

A rating level of 35 dB LAr,Tr using the methodology prescribed by BS 4142 'Method for Rating Industrial Noise affecting mixed residential and industrial areas' shall not be exceeded at the facade when measured at ground and upper floor level at any dwelling on the site.

Reason: To ensure that the occupiers of the dwellinghouses enjoy a satisfactory level of amenity in compliance with policy DR13 of the Herefordshire Unitary Development Plan 2007.

8. No development shall take place until the following has been submitted to and approved in writing by the Local Planning Authority:

a) a 'desk study' report including previous site and adjacent site uses, potential contaminants arising from those uses, possible sources, pathways, and receptors, a conceptual model and a risk assessment in accordance with current best practice.

b) if the risk assessment in (a) confirms the possibility of a significant pollutant linkage(s), a site investigation should be undertaken to characterise fully the nature and extent and severity of contamination, incorporating a conceptual model of all the potential pollutant linkages and an assessment of risk to identified receptors.

c) if the risk assessment in (b) identifies unacceptable risk(s) a detailed scheme specifying remedial works and measures necessary to avoid risk from contaminants/or gases when the site is developed. The Remediation Scheme shall include consideration of and proposals to deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any further contamination encountered shall be fully assessed and an appropriate remediation scheme submitted to the local planning authority for written approval.

Reason: In the interests of human health in accordance with policy DR10 of the Herefordshire Unitary Development Plan 2007.

9. The Remediation Scheme, as approved pursuant to condition number 8 above, shall be fully implemented before development is first occupied. On completion of the remediation scheme the developer shall provide a validation report to confirm that all works were completed in accordance with the agreed details, which must be submitted before the development is first occupied. Any variation to the scheme including the validation reporting shall be agreed in writing with the Local Planning Authority in advance of works being undertaken.

Reason: In the interests of human health in accordance with policy DR10 of the Herefordshire Unitary Development Plan 2007.

10. No building operation shall take place until the regraded bund permitted by planning permission DMN/111900/N has been completed. Thereafter this bund shall remain in-situ and be maintained to the satisfaction of the Local Planning Authority.

Reason: To ensure that the occupiers of the dwellinghouses enjoy a satisfactory level of amenity in compliance with policy DR13 of the Herefordshire Unitary Development Plan 2007.

- 11. The hedgerow along the western boundary of the site on the eastern side of the Tenbury Road shall be retained as shown on the approved plans.**

Reason: The roadside hedgerow is considered to be of both landscape and ecological value, to accord with policy LA5 of the Herefordshire Unitary Development Plan 2007.

- 12. The details of layout required to be submitted pursuant to condition 1 above shall show the entirety of the residential development, including the dwelling houses, gardens, roadways, pedestrian routes, cycles routes, outdoor playing space, open space and equipped children's play space, confined to the allocated housing site as defined on the Proposals Map to the Herefordshire Unitary Development Plan 2007.**

Reason: To ensure that there is no unjustified encroachment of development into the open countryside or onto employment land in accordance with policies H7 and E5 of the Herefordshire Unitary Development Plan 2007.

- 13. The details of layout required to be submitted pursuant to condition 1 above shall show the entirety of the provision of a shared pedestrian/cycleway route along the approximate route of the former railway line adjacent to the eastern boundary of the site.**

Reason: To ensure that there is adequate permeability through the development and to enhance both cycle and pedestrian routes, in accordance with policies T6 and T7 of the Herefordshire Unitary development Plan 2007.

- 14. The details of layout required to be submitted pursuant to condition 1 above shall include the provision of outdoor playing space, open space and equipped children's play space in accordance with policies H19 and RST3 of the Herefordshire Unitary Development Plan 2007.**

Reason: In accordance with policies H19 and RST3 of the Herefordshire Unitary Development Plan 2007.

- 15. Prior to commencement of the development hereby permitted protective fencing in accordance with the advice contained in Section 9.2 of BS5837 comprising vertical and horizontal framework of scaffolding (well braced to withstand impacts) supporting either chestnut cleft fencing or chain link fencing in accordance with figure 2 of BS5837:2005 shall be erected at the furthest extent of the root protection areas to the seven trees protected by way of a Tree Preservation Order and the furthest extent of the roots of the roadside hedgerow that is to be retained. Once these protective measures have been erected but prior to commencement of the development hereby permitted a suitably qualified arboricultural consultant shall inspect the site and write to confirm that the protective measures specified by this condition are in-situ. Upon receipt of that letter by the Local Planning Authority the development may commence but the protective measures must remain in-situ until completion of the development. No storage may take place within the tree protection areas. If any works are required within the tree protection areas an Arboricultural Method Statement shall be submitted to and approved by the Local Planning Authority prior to commencement of the development.**

Reason: To ensure that the trees and hedgerow of amenity value that are both

worthy and capable of retention are not damaged and their long-term health and future retention not prejudiced, in accordance with policy LA5 of the Herefordshire Unitary Development Plan 2007.

16. The details of layout and landscaping required to be submitted pursuant to condition 1 above shall include a scheme for the permanent closure of the two existing vehicular means of accesses. The two existing vehicular means of accesses shall be permanently closed in full accordance with the approved scheme prior to the commencement of any building operation hereby permitted.

Reason: In the interests of highway safety, in accordance with policy DR3, T6 and T7 of the Herefordshire Unitary Development Plan 2007.

17. The approved vehicular access including visibility splays, cycleway and pedestrian route shown upon drawing number 617-05 Revision A received 8th November 2011 shall be fully implemented prior to the first occupation of any of the dwellinghouses hereby permitted and thereafter maintained to the satisfaction of the Local Planning authority.

Reason: In the interests of highway safety and to encourage travel by alternative modes of transport in accordance with policy DR3 of the Herefordshire Unitary Development Plan 2007.

18. B01 Development in accordance with the approved plans

19. The details of layout required to be submitted pursuant to condition 1 above, shall include full details of all proposed boundary treatments (i.e. walls, gates, fences or any other means of enclosure).

Reason: To ensure a satisfactory appearance to the development in accordance with policies DR1 and LA2 of the Herefordshire Unitary Development Plan 2007.

20. The details of layout required to be submitted pursuant to condition 1 above, shall include full details of existing site levels, all proposed earthworks and proposed finished levels.

Reason: To ensure that the development is satisfactorily integrated into the landscape in accordance with policy LA2 of the Herefordshire Unitary Development Plan 2007.

21. The recommendations set out in the ecologist's reports dated March 2010 and June 2010 shall be followed unless otherwise agreed in writing by the local planning authority. Prior to commencement of the development, an update assessment and full working method statement should be submitted to and be approved in writing by the local planning authority, and the work shall be implemented as approved.

Reasons: To ensure that all species are protected having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 and Policies NC1, NC6 and NC7 of the Herefordshire Unitary Development Plan.

To comply with Policies NC8 and NC9 of Herefordshire's Unitary Development Plan in relation to Nature Conservation and Biodiversity and to meet the requirements of PPS9 Biodiversity and Geological Conservation and the NERC Act 2006.

22. Prior to commencement of the development, a full habitat enhancement and

management scheme, including reference to Herefordshire's Biodiversity Action Plan Priority Habitats and Species, including timescale for implementation, shall be submitted to and be approved in writing by the local planning authority. The work shall be implemented as approved.

Reasons: To ensure that all species are protected having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 and Policies NC1, NC6 and NC7 of the Herefordshire Unitary Development Plan.

To comply with Policies NC8 and NC9 of Herefordshire's Unitary Development Plan in relation to Nature Conservation and Biodiversity and to meet the requirements of PPS9 Biodiversity and Geological Conservation and the NERC Act 2006.

23. An appropriately qualified and experienced ecological clerk of works shall be appointed (or consultant engaged in that capacity) to oversee the ecological mitigation and enhancement work.

Reasons: To ensure that all species are protected having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 and Policies NC1, NC6 and NC7 of the Herefordshire Unitary Development Plan.

To comply with Policies NC8 and NC9 of Herefordshire's Unitary Development Plan in relation to Nature Conservation and Biodiversity and to meet the requirements of PPS9 Biodiversity and Geological Conservation and the NERC Act 2006.

24. I55 Site Waste Management

25. H27 Parking for site operatives

26. The two new vehicular means of access hereby permitted shall be provided prior to commencement of any building operation hereby permitted.

Reason: In the interests of highway safety, in accordance with policies DR3, T6 and T7 of the Herefordshire Unitary Development Plan 2007.

27. No vehicle upon the Polytec site fitted with tonal reversing alarms shall operate on site between the hours of 23:00 and 07:00 hours. Prior to the first occupation of any of the dwelling houses hereby permitted, all forklift trucks upon the general industrial site that forms part of the planning application site shall be fitted with white noise reversing alarms / warning systems and thereafter maintained as such;

Reason: To ensure that the occupiers of the dwelling houses hereby permitted do not suffer an undue level of night-time noise, in accordance with policy DR13 of the Herefordshire Unitary Development Plan 2007.

28. Prior to the first occupation of any dwellinghouse hereby permitted a continuous and imperforate 6 metre high timber acoustic fence, sealed at the base, with a density of at least 15 kg/m² be erected along the alignment shown on the drawing number 2589/027 Revision A received 19 March 2012 and thereafter maintained to the satisfaction of the local planning authority.

Reason: To ensure that the occupiers of the dwelling houses hereby permitted do not suffer an undue level of noise in accordance with policy DR13 of the Herefordshire Unitary Development Plan 2007.

29. All dwellings shall be constructed in accordance with BS 8233:1999 so as to provide sound insulation against externally generated noise. The "good" room criteria shall be applied, meaning internal noise levels must be no more than 30 dB LAeq for living rooms and bedrooms, with windows shut and other means of ventilation provided. Levels of 45 dB LAmax,fast shall not normally be exceeded in bedrooms (23:00 to 07:00 hours night-time) with the windows closed.

Before any of the development hereby permitted takes place, written details of the methods of construction and attenuation to achieve this standard shall be submitted to the Local Planning Authority for their written approval. None of the development hereby permitted shall take place until the Local Planning Authority has given such written approval. The development shall take place in full accordance with the approved detail and thereafter maintained as such.

Reason: To ensure the occupants of the dwellings enjoy a satisfactory noise environment with regard to LAeq and night-time LAmax noise levels, in accordance with policy DR13 of the Herefordshire Unitary Development Plan 2007.

INFORMATIVES:

1. A written Land Drainage Consent will need to be obtained from the Board under the terms of the Land Drainage Act 1991 and the Flood and Water Management Act 2010.
2. The details of layout required to be submitted pursuant to condition 1 should follow the advice contained within 'Manual for Streets 2' and include the vehicle parking and cycle parking facilities as set out in the Herefordshire Council 'Highways Design Guide for New Development (July 2006)'.
3. This permission does NOT relate to illustrative drawing 2589/008 Revision F.
4. The documents to which this decision relate are:-
 - Proposed Site Access – Drawing number 617-05 Revision A received 8th November 2011;
 - Colin Water Acoustics (Consultants in Environmental Acoustics) Report CWA 26310/R05/1/ May 2011 received 14th July 2011;
 - Tree Survey Report prepared by illmanyounng May 2011 received 14th July 2011 which sets out the root protection areas in Appendix 2 (i.e. T15 – T7 of the TPO – 6 metres radius, T7 – T6 of the TPO – 6.48 metres radius, T6 – T5 of the TPO – 7.08 metres radius, T4 – T3 of the TPO – 5.64 metres radius, T3 – T2 of the TPO – 6 metres radius and T2 – T1 of the TPO – 7.2 metres radius;
 - Phil Jones Associates Transport Assessment dated May 2011 received 14th July 2011;
 - Proposed Zebra Crossing (Porthouse Farm Development) – Stage 2 Road Safety Audit prepared by Amey dated 21st June 2011 received 14th July 2011;
 - Flood Risk Assessment (Report No. 1577) prepared by Robert West Consulting received on 14th July 2011;
 - Topographical Survey Drawing No. T 5637/2 received 14th July 2011;
 - Application Site Plan – Drawing number 2589/015 (Scale 1:1250) received 14th July 2011.
 - Ecological Appraisal (March 2010)
 - Reptile Survey (June 2010); and
 - Proposed Acoustic Fence Location Plan - Drawing Number 2589/027 Revision received 19 March 2012

- 5. **N15 Reason(s) for the Grant of PP/LBC/CAC**
- 6. **N11C General**
- 7. **The details of landscaping required to be submitted pursuant to Condition 1 shall include hard landscaping, soft landscaping and a fully detailed landscape management plan.**
- 8. **HN01 Mud on highway**
- 9. **HN04 Private apparatus within highway**
- 10. **HN05 Works within the highway**

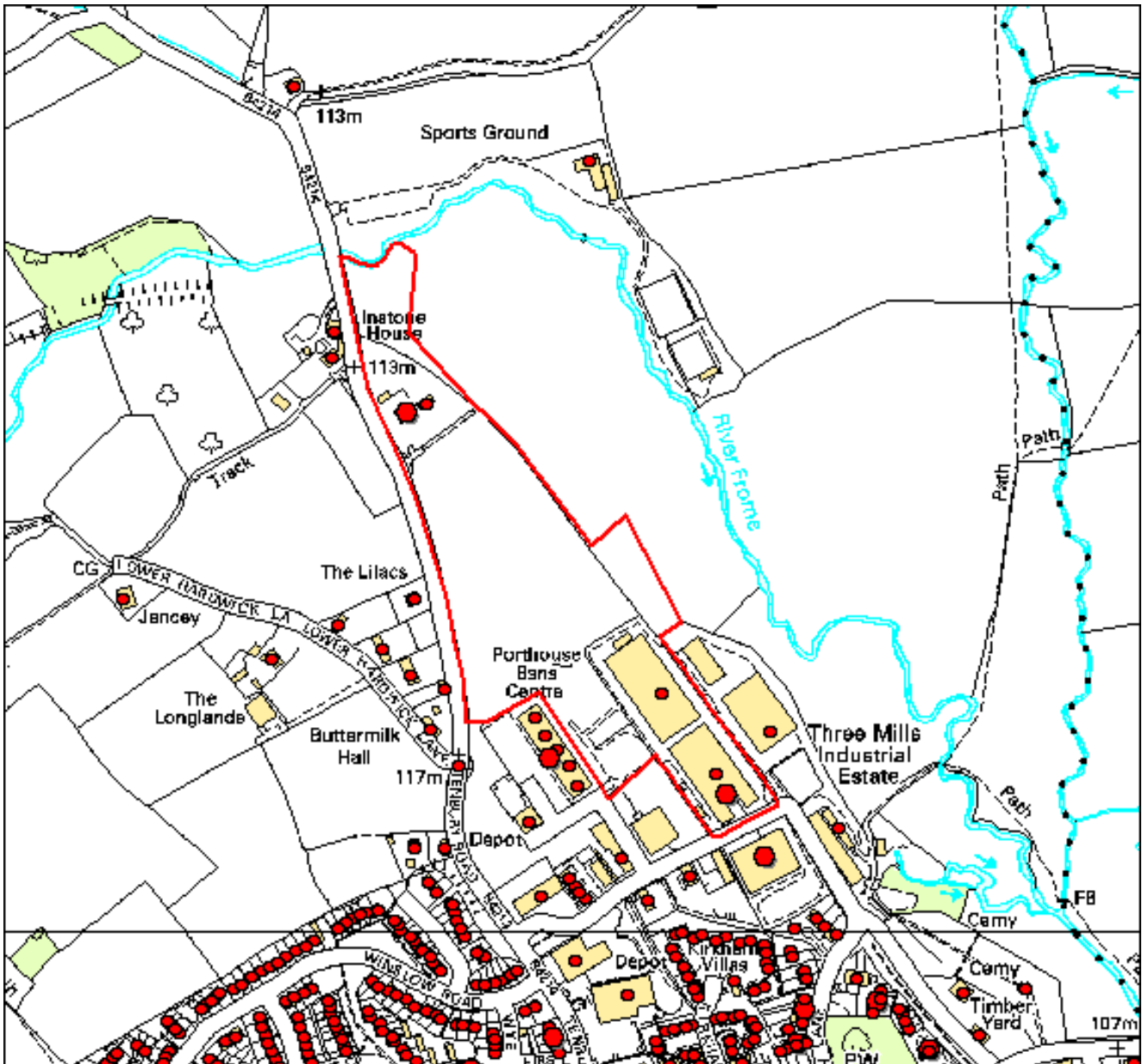
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: N/111899/O

SITE ADDRESS : PORTHOUSE FARM, TENBURY ROAD, BROMYARD, HEREFORDSHIRE

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