

MEETING:	PLANNING COMMITTEE
DATE:	8 AUGUST 2012
TITLE OF REPORT:	<p>N121348/F - NEW BUILDING FOR THE CARE OF THE ELDERLY MENTALLY INFIRM (DEMENTIA UNIT) PROVIDING ACCOMMODATION FOR 30 RESIDENTS AT PENCOMBE HALL REST HOME, PENCOMBE, BROMYARD, HEREFORDSHIRE, HR7 4RL</p> <p>For: Mr Cope per Mr Richard Harris, Georgian House, 24 Bird Street, Lichfield, Staffs, WS13 6PT</p>
WEBSITE LINK:	http://www.herefordshire.gov.uk/housing/planning/58286.aspx?ID=121348&NoSearch=True

Date Received: 9 May 2012

Ward: Bromyard

Grid Ref: 360221,252172

Expiry Date: 8 August 2012

Local Members: Councillors A Seldon and JG Lester

1. Site Description and Proposal

- 1.1 Pencombe Hall is a large impressive Victorian house that is currently in use as a 30 bed care home for the elderly. It is largely constructed from stone and is set in 5 acres of landscaped gardens, located around half a mile to the south of the village of Pencombe, east of the C1117 which runs between Pencombe and Little Cowarne. It has been used as a care home for 25 years. The property occupies a raised position in the landscape with extensive views to the north towards the village. The grounds which surround the building have a parkland appearance with a number of mature specimen trees and a tennis court to the North West. To the north-east is the former coach house, which is now occupied as an entirely independent dwelling.
- 1.2 The home specialises in caring for adults over 65 who suffer from dementia and mental health conditions. Planning permission was granted under application DCNC2007/0667/O for the erection of additional building for provision of care to the elderly mentally infirm. The permission was granted on the 28th September 2007 and was subject to the application for approval of reserved matters being made to the planning authority before the expiration of three years. On the 16th September 2010 under planning application N101895/O the permission was extended by 1 year. A year later an application for reserved matters was submitted on the 14th September 2011, however unfortunately the application was found to be invalid as the site location plan did not match that of outline.
- 1.3 This new full application follows extensive pre-application discussions with officers and proposes a new building within the existing grounds of Pencombe Hall to accommodate 30 bedrooms for the care of the elderly mentally infirm (Dementia Unit). The new building is to be located to the north of the existing building, taking a linear form following the eastern boundary. The proposed building would sit largely on the areas of the tennis court and some of the parking area. The new building takes advantage of the existing change in levels across

the site, being single storey on the southern end facing onto Pencombe hall, then stepping down into a split level as it progresses east. The building has a broken linear plan with interplay of ridges and gable.

- 1.4 The proposed building is to be constructed with a dark grey concrete slate roof with ridge tiles and roughcast render with dressed stone quoins, window dressing, plinths and parapet copings. There are small sections of the render broken up with vertical timber boarding. As part of the application a new enclosed sensory garden is proposed on the western side of the new building.
- 1.5 The property enjoys two accesses either end of the site. There will be no change to the existing access arrangements. A total of 16 parking spaces are provided in the existing parking area between the existing building and the proposed, with room for a further 8 outside the front of the existing building.

2. Policies

2.1 National Policy

NPPF - National Planning Policy Framework

The following paragraphs (extracts of) are of particular relevance

Paragraph 17

‘always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and building’

‘take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs’

Paragraph 58

‘...Planning policies and decision should aim to ensure that developments:

- Will function well and add to the quality of the area, not just for the short term but over the lifetime of the development;
- Are visually attractive as a result of good architecture and appropriate landscaping

2.2 Herefordshire Unitary Development Plan

S1	-	Sustainable development
DR1	-	Design
DR2	-	Land use and activity
LA2	-	Landscape character and areas least resilient to change
LA3	-	Setting of settlements
LA5	-	Protection of trees, woodlands and hedgerows
CF7	-	Residential nursing and care homes

- 2.3 The Unitary Development Plan policies together with any relevant supplementary planning documentation can be viewed on the Councils website by using the following link:-

<http://www.herefordshire.gov.uk/housing/planning/29815.aspp>

3. Planning History

- 3.1 N112554/RM - Site for the erection of a building for the provision of care for the elderly mentally infirm. Application invalid.

Further information on the subject of this report is available from Ms R Jenman on 01432 261961

- 3.2 N101895/O - Extant planning permission for application number N070701/O Site for erection of additional building for provision of care for the elderly mentally infirm.– Approved 16th September 2010 (Approved for 1 year only).
- 3.3 N073472/F - Proposed conservatory extension at the rear of care home. Approved 26th November 2007
- 3.4 N070701/O - Site for the erection of an additional building for provision of care to the elderly, mentally infirm. Approved 4th October 2007

4. Consultation Summary

Statutory Consultees

- 4.1 NHS Primary Care Trust has made the following comments:

Capacity for Elderly Mentally ill beds (EMI) in the county remains constrained and additional market capacity would clearly be useful in ensuring patient choice and allowing commissioners to work within a competitive market.

Dementia prevalence within Herefordshire is set to increase year by year over the next decade and it is estimated that a further 28-30 beds will be needed in the Bromyard area alone.

- 4.2 Welsh Water: No comments received at the time of writing the report.

Internal Council Advice

- 4.3 The Traffic Manager considered there to be adequate parking with no highway implication. Recommends approval.

- 4.4 The Conservation Manager (Landscape) makes the following comments:

The site is located approx. 700m south of the village of Pencombe. The landscape character type is timbered plateau farmlands. A bridleway runs just outside the north site boundary (PG7). The buildings are not nationally listed, but are of local historic importance. The main Hall building sits in landscaped grounds, with a lawn and parkland trees to the north and a wooded area to the south. The trees are an important landscape feature and provide good wildlife habitat on the site.

Landscape character

The application includes a landscape survey and appraisal that provides a very good summary of the existing site conditions. It is clearly marked, provides a summary of the wider setting and offers a balanced view of site features that form landscape constraints and / or potential. Landscape character is also included in the Design and Access Statement (D&AS). I agree with the D&AS that a suitable location for a new building has been identified. Although there will be a considerable change to the landscape, the proposal does not detract from the character and appearance of the Hall or its parkland setting. Use of the already levelled tennis court area minimises additional earthworks that would otherwise be required on this sloping site. Views into the site from north west corner (junction of bridleway and highway), will be of the new building, but a majority of the open lawn will be retained.

Trees

The tree survey has been carried out in accordance with BS5837. No trees of public amenity value will need to be removed. The proposed development takes full account of the tree constraints plan. If the application is to be approved then a condition should be added to ensure that temporary tree protection fencing is erected during the construction period.

Landscape scheme

Further information on the subject of this report is available from Ms R Jenman on 01432 261961

Three revised drawings have been submitted (ref. PHP 002 rev. B, PHP 003, PHP 004). These are all fully detailed. The proposals provide a good balance between respecting the existing site character, providing an amenity space suitable to the specific site users and also offering wildlife habitat. This will ensure that the development integrates appropriately into its surroundings. If the application is to be approved then a condition should be added to ensure that this landscape scheme is implemented in accordance with the above drawings.

If the proposed sewage treatment system is to be implemented, then details of this could have an impact on the landscape, particularly through a pump house, underground pipes and grassland management. As the parkland setting is particularly important at this site, in landscape terms it would be preferable for the development to be connected to the main sewer system. This should be determined before the application is decided.

In conclusion there is no landscape objection to this application. It meets the requirements of UDP landscape policies, in particular it demonstrates that the identifiable landscape change has been considered (LA2), that existing trees will be protected (LA5) and a suitable landscape scheme has been provided (LA6).

4.5 The Conservation Manager (historic/listed buildings) makes the following comments:

This application follows on from extensive discussions with the agents for the site after the previous application was refused.

Pencombe Hall is considered to be a local heritage asset since it dates from 1862 having been built by the Arkwright family as a rectory. It is an impressive stone Jacobean revival building of two high storeys plus an attic and though it is not a nationally listed building, it does have local importance and historic significance. It has been a care home for about 25 years and still sits within wooded and parkland grounds appropriate to its size and original status. Various other buildings that historically relate to the main Hall are now in other ownership and are situated to the north-east of Pencombe Hall. Except for the Coach House which shares a common boundary with the application site, the other buildings are not within the setting considered in these comments.

The revised position of the proposed one and two storey application building is to the north of the existing parking area and the north elevation of the Hall. The parking area would be significantly upgraded to provide an appropriate entrance to the new building and an improved rear entrance to the Hall.

In order to retain the maximum amount of garden area, the new building has been positioned as far to the east boundary as possible without compromising the trees and landscaping. This does leave sufficient open space and definition to the setting of the historic asset and indeed to the proposed building. The building would sit largely on the areas of the tennis court and parking and would minimise the loss of existing soft landscaping, especially in terms of existing tree coverage along the boundary with The Coach House.

The traditional materials proposed should assist in blending the relatively large building into the setting and the quality should support the existing standard of the Hall itself. However the quality of the workmanship employed will need to be carefully monitored to avoid the design and materials falling short of producing a building of suitable merit.

It is acknowledged that the proposal is for a large building on the site. It is considered that the mass and scale has been addressed by reducing and breaking up the building into smaller elements and by utilising simple angles and architectural devices such as small bays and projections and chimneys in a similar way to the main Hall. In addition the use of a simple palette of traditional materials differentiates between the variety of functions within the building, making it more legible and visually interesting.

After further consultation and comment a variety of the east elevation windows on the first floor have been given obscure glazing. In one instance windows that could have resulted in

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overlooking have been “blocked up” and the rooms will be lit by rooflights instead. The “blocked up” window has the same stone surround as other windows in the scheme and serves to avoid an unattractive large blank gable. These amendments should address issues of overlooking to the garden of the next door property.

- 4.6 The Conservation Manager (Planning Ecologist) has undertaken a Habitats Regulations Assessment Screening Report for the development on the potential pollution to the River Wye SAC from phosphate levels via groundwater ingress to the River Frome, then to the River Lugg and River Wye from a package treatment plant to a soak away. The report has identified there will be a significant increase in water resource use from the proposed development. The increased levels of sewage passing through a proposed Klargester sewage treatment works to a soak-away places indirect, increased risks on local ecology and receiving waters with potential disturbance to qualifying features of the SAC which rely on good water quality. These risks are from subsequent increase in ground water levels for a non-mains foul discharge and from the level of phosphate given that these will be 2 mg/l at outfall. A foul discharge connection could be established to the main sewage treatment works (STW), via a new connection. Although placing additional burden on the sewage treatment works, this falls within the current capacity through the means of EA’s consents, confirmed by EA’s recent review of consents of STWs which are Habitat Regulation compliant. The report concludes that treatment of foul drainage would give consented discharge at 1mg/l from the main sewage treatment works.
- 4.7 Environmental Health Officer – No objections to the proposed development.

5. Representations

- 5.1 Pencombe Parish Council held a public meeting attended by 32 residents to discuss the application. The following comments have been made:

The majority of people who attended the meeting were pleased that their concerns raised last October - i.e. style of build, size and materials to be used, had been addressed and therefore approved of the new plan subject to the sewerage concern being dealt with. Many people had immense sympathy for the need for such a unit and had no concerns that it be placed in Pencombe.

Strong opposition to the plans was voiced by Mrs Mitchell of the Coach House, Mr and Mrs Tilling of The Glebe and Mrs Brazier of High Orchard. Mrs Mitchell stated that her concerns were threefold:

1. The preservation of the Arkwright Legacy
2. Personal opposition with the building being too close to The Coach House
3. To retain the character of Pencombe Village

At a show of hands five people were against the proposal, one person abstained and the remainder showed support with the proviso that the sewerage problem was addressed.

Finally, Pencombe Group Parish Council endorsed the view of the meeting and welcomed the proposal of the new build, subject to the sewerage issue being dealt with. The Council particularly welcomed the possibility of additional employment for local people.

- 5.2 In response to the original consultation, 13 letters and e-mails of objection have been received. This includes a letter from a local architect, employed by the immediate neighbours. The main points raised are: -
- Impact on the setting of nearby listed buildings
 - The increase in traffic by visitors unfamiliar with the area will impose a further hazard to the existing dangerous highway.

- Trees will need to be felled to accommodate car parking.
 - Sewage disposal is already a problem at the site and a soakaway would run through a footpath and onto farm land in the direction of the village.
 - Unsustainable location as the site is 3 miles away from any main road via narrow country lanes unsuitable for construction and supply traffic.
 - Limited public transport
 - Visual and environmental impacts have not been addressed
 - There is not the need for the additional beds in Herefordshire, and the beds are likely to be filled with people from outside of the county.
 - Scale of the building obtrusive in the landscape and its surroundings
 - The development would put unacceptable demands and pressure on the local infrastructure
 - Sited unnecessarily close to the neighbouring Coach House with its height and windows intruding on the privacy and potential noise and light pollution.
 - The design of the extension is alien to the original design and divides the earlier architect's composition.
 - The proposal dominates the Hall and adjoins Coach House, rather than 'ensuring sympathetic integration'.
 - The proposed building would alter and damage the Victorian design composition of buildings and landscape.
 - Detrimental to the parkland setting which does have historic importance and is distinctive in the context of the local landscape.
 - Concern that the local GP provision would be overstretched if development approved
 - Development would have a detrimental impact on the overall rural charm
 - The scale and design of the proposed development is not in keeping with surrounding area.
- 5.3 A petition with 45 signatures has been submitted objecting to the application on grounds that there will be 'no social or economic benefit to the local community and will destroy the amenity of an historic site'.
- 5.4 In response to the re-consultation on the amended proposals, at the time of completion of this report, a further 6 letters and e-mails of objection have been received. The points raised largely summarised above.
- 5.5 In response to the original consultation, 3 letters and e-mails of support have been received. The main points are as follows: -
- The proposal will provide jobs and employment within the area
 - Proposal is has been sympathetically designed and positioned to remain in keeping with the surrounding area and landscape
 - There is a great need for the specialist care within the area and the rural setting which the site provides can only enhance the quality of life for patients, as well as allowing people to receive care in the countryside where they have lived.
- 5.6 The consultation responses can be viewed on the Council's website by using the following link:-
www.herefordshire.gov.uk/housing/planning/searchplanningapplications.aspx

Internet access is available at the Council's Customer Service Centres:-
www.herefordshire.gov.uk/community_and_living/consumer_advice/41840.asp

Further information on the subject of this report is available from Ms R Jenman on 01432 261961

6. Officer's Appraisal

6.1 The key considerations in the assessment of this proposal are as follows:

- The principle of the development/need for additional beds
- Siting, scale and design of new building
- Visual and Landscape Impact on surrounding area
- Impact on residential amenity of adjoining neighbours
- Drainage/ Habitat Regulations

The Principle of the development/Sustainability

- 6.2 Policy CF7 which deals specifically with residential care homes comments that such development should be located within areas that are suitable for other forms of residential accommodation and ideally be situated close to local services and public transport routes. It is important to ensure that a satisfactory standard of accommodation is provided for residents, with appropriate levels of external amenity space.
- 6.3 Although the site lies in an area of open countryside where there is a presumption under policy CF7 against further new residential development, Pencombe Hall is an existing established nursing home, offering specialist EMI care. The proposed extension is all contained within the existing planning unit, therefore the principle of extending is considered to be acceptable. Whilst the issue of sustainability is recognised, especially in relation to the reliance on the private motor vehicle by staff and visitors, it is also acknowledged the benefits for the residents being in such a specialist facility provided in such a tranquil rural environment. Furthermore the proposal would undoubtedly increase employment opportunities in the area.
- 6.4 As part of the application the applicant has submitted a resident admission list identifying where each resident was living previously. Out of the 26 patients submitted since 2010, 13 were previously living in Bromyard, 4 in Hereford and 3 in Leominster. The 6 others came from the villages of Ullingswick, Bodenham and Wellington. The only patient to come from outside of the County had family living in Ledbury. The PCT have confirmed that there is an increasing need within Herefordshire for EMI beds, especially in relation to dementia. They have also provided a figure of between 28-30 beds needed within the Bromyard area alone. From the information contained on the admission list it is clear that Pencombe Hall is already providing a service to local people living within the area. This extension proposed under this application will further meet the needs within the Bromyard area.
- 6.5 A number of the local residents have raised the matter of sustainability, particularly given that the site is 3 miles away from any main road via narrow country lanes. Within the design and access statement submitted in support of the application, details of existing vehicle movements to and from the site are provided. A breakdown of the existing staff shows that there is potential for a maximum of 7 staff cars on site at any one time. In addition to staff, on average the Hall will receive 3 visitors per day, all arriving by car. Nursing homes do not generate vast amounts of traffic, and on visiting the site there has always been very few parked cars. The proposal is not introducing a new use into the open countryside, its expanding on an existing use and facilities already being provided.
- 6.6 The Councils 'Highways Design Guide for New Developments' requires C2 nursing homes to provide 1 space per 4 beds. The application complies with this requirement providing 24 spaces in total for the whole site. Taking into account existing figures there could be a maximum of 14 staff at any one time on site, leaving 10 spaces for any visitors. The car-park therefore has more than sufficient space for parking.

Siting, scale and design of new building

- 6.7 Significant work has been done at the pre-application stage in relation to the siting, scale and design of the proposed new building. In designing the extension there were several key constraints that need to be considered. The site itself has a number of constraints including the site contour levels, the historic and architectural importance of the existing Hall building, the relationship with its neighbours to the east, its parkland setting and the overall visual landscape setting.
- 6.8 As the proposal has developed there have been several schemes that have been explored and dismissed due mainly to the visual impact of the surrounding landscape or the overall setting of the existing building. The building that is under consideration is positioned in the area of the existing tennis court and parking. This is considered the most suitable location within the site for a new building as it not only minimises the loss of existing soft landscaping but also ensures there is more than adequate garden area and open space which contributes to the overall setting of the historic asset and indeed the proposed new building.
- 6.9 The building is of a large scale and covers a significant area. However the overall mass of the building has been successfully broken up into smaller elements by utilising simple angles and using architectural details similar to that of the main building. The traditional materials are considered to assist in blending the relatively large building into the setting and the quality should support the existing standard of the Hall itself. The ridge and eaves height step down the sloping site away from the Hall respecting the change in levels and the overall landscape character and topography.
- 6.10 Pencombe Hall is an impressive building and one that is considered locally important. The design of the new building is considered to promote and reinforce the distinctive character and appearance of the building. The overall design is considered to provide an attractive environment and makes full use of the existing site features, which does not adversely affect the appearance and setting of the building.

Visual and Landscape Impact on surrounding area

- 6.11 Previous applications have not been supported in landscape terms due to the lack of tree surveys and loss of parkland setting. Pencombe Hall sits in landscaped gardens, with a lawn and parkland trees to the north and a wooded area to the south. The landscape officer has identified the trees as an important landscape feature whilst also providing good wildlife habitat on site. The application has been supported with a tree survey and a landscape scheme.
- 6.12 Given the scale of the building proposed there will undoubtedly be considerable change to the landscape. However the siting and the design of the new building, and the effective use of the existing levels, will ensure the proposal does not detract from the character and appearance of the Hall or its parkland setting. The scheme is considered to respect the visual landscape context of the site and has taken into account the landscape character and topography. There will be glimpses of the new building in the wider landscape and from the bridle path to the north of the site, however overall the proposed new building will not adversely affect the overall character of the landscape. The landscape officer is fully in support of the application and is satisfied that the proposal has demonstrated that the design and layout of the building has taken the landscape character into consideration.

Impact on residential amenity of adjoining neighbours

- 6.13 A number of the objections received have made reference to the new proposed building dominating the adjoining residential property the 'Coach House', with the building extending along its western front elevation. The existing boundary consists of a 2m high boarded fence with significant dense vegetation, including trees of significant height. However the majority of the vegetation is on the neighbour's side. The existing vegetation will screen the majority of the new building.

- 6.14 The design has been amended to ensure a number of the east elevation windows on the first floor are obscure glazing. The applicants have also removed the most easterly windows that could have resulted in overlooking and used roof lights instead. The windows have been blocked up so there is still a feature in the projecting gable. These amendments have gone some way to address issues of overlooking to the garden of the next door property. There will still however be glimpses of the building through the vegetation. However the landscaping scheme proposes further additional planting and landscape mitigation to minimise the impact on the neighbouring property and ensure that the building integrates into the existing site, with minimum harm to the amenities enjoyed by the adjoin neighbour.

Drainage/Habitat Regulation

- 6.15 The Council has recently identified an issue regarding phosphate levels in some of its watercourses. These are particularly high in the River Wye and this has significant implications due to its designation as a Special Area of Conservation (SAC). This designation gives the river European protection and the Council has a legal requirement as a competent authority under the Habitats Regulations to take into account the effects of development on it. The site is 6.6 km from the River Wye SAC but 864m from a tributary of the River Frome which feeds the River Lugg and then the River Wye.
- 6.16 The Planning Ecologist has undertaken a Habitats Regulations Assessment Screening Report for the development on the potential pollution to the River Wye SAC from phosphate levels via groundwater ingress to the River Frome, then to the River Lugg and River Wye from a package treatment plant to a soak away. The report identifies that there will be a significant increase in water resource use from the proposed development. The recommendation is that the development is connected to the mains drainage. This is on the basis that the output levels of phosphates to the natural environment (and potentially the River Wye SAC) is given as 2mg/l for the alternative to main drainage with unknown levels on further treatment scenarios. Treatment of foul drainage would give consented discharge at 1mg/l from the main sewage treatment works.
- 6.17 A number of representations received have highlighted the existing septic tank on site is failing and is in need of updating. The applicant's agent has confirmed that they are agreeable for the proposed development and that of the existing to connect to the mains. On the advise of the Planning Ecologist and the HRA Screening report it is recommended that a condition be attached to the decision requiring all foul drainage from the development and the existing home be connected to the existing mains drainage to ensure no likely significant effect directly or indirectly to the SAC. This will maintain potential phosphate discharge levels to the SAC at the consented minimum of 1mg/l and ensure betterment from the existing failing septic tank.

7. Conclusion.

- 7.1 The determination of this application is finely balanced. There is, without doubt, a need for additional EMI beds within Herefordshire, and specifically in the Bromyard Area. The proposal is for an extension to an existing home which is already offering specialist facilities in relation to dementia and mental health conditions. In your officer's opinion, given the need for additional beds and the acknowledged benefits for the residents being in such a specialist facility provided in such a tranquil rural environment, the proposal is acceptable.
- 7.2 It has been demonstrated that the proposed new building can be accommodated on the site without detriment to the visual landscape character or setting of the impressive Pencombe Hall building. The design, scale and siting are considered to respect the context of the site whilst working with the constraints and enhancing the overall character and appearance.
- 7.3 Policies also seek to protect the amenities of residents and the enjoyment of their properties. On balance it is your officers opinion that in this instance the scale, siting , proximity and mass of the proposed extension would not have a significant or detrimental impact on the amenities of the residents of the Coach House. There will be glimpses of the building from the

neighbour's garden and this will depend on the time of year. However the additional planting proposed and the amendments to the window arrangements will ensure overlooking is minimal and the building will integrate into the existing site.

- 7.4 For the reasons outlined above there are no adverse environmental, visual or amenity impacts that cannot be controlled by way of an appropriate planning condition and its therefore recommended for approval subject to the conditions set out below.

RECOMMENDATION

That subject to no objection from Natural England planning permission be granted subject to the following conditions:

1. **A01 Time limit for commencement (full permission)**
2. **C01 Samples of external materials**
3. **D04 Details of window sections, eaves, verges and barge boards**
4. **D10 Specification of guttering and downpipes**
5. **F17 Obscure glazing to windows**
6. **G04 Protection of trees/hedgerows that are to be retained**
7. **G11 Landscaping scheme - implementation**
8. **I16 Restriction of hours during construction**
9. **No development hereby permitted shall commence until a connection of the whole site to the mains public sewerage system has been agreed in accordance with details to be submitted and approved by the local planning authority in liaison with Dwy Cymru Welsh Water's Network Development Consultant. The work shall be carried out in accordance with the approved scheme and the development hereby permitted shall not be occupied until the connection to the mains public sewerage system for the whole of the site has been established.**
Reason: To ensure potential phosphate discharge levels to the SAC at or below 0.5 mg/l, or the consented minimum whichever is the lesser.
10. **B01 Development in accordance with the approved plans**

REASON FOR APPROVAL:

1. **The proposal is an addition to an existing, well established site, with the new proposed building contained within the existing planning unit. Therefore the principle of an extension is considered acceptable and sustainable. The overall scale of the building reflects the current identified need within the area and has been carefully designed and sited on the site to minimise the landscape impact, whilst ensuring the context and constraints of the existing site are protected. The proposal will not harm the visual landscape character or setting of the impressive existing Hall building. The overall design of the proposal has also ensured that there will be no significant harm to the amenities of nearby residents. The proposal therefore accords with Policies S1, CF7 and DR1 of the Herefordshire Unitary Development Plan and the National Planning Policy Framework.**

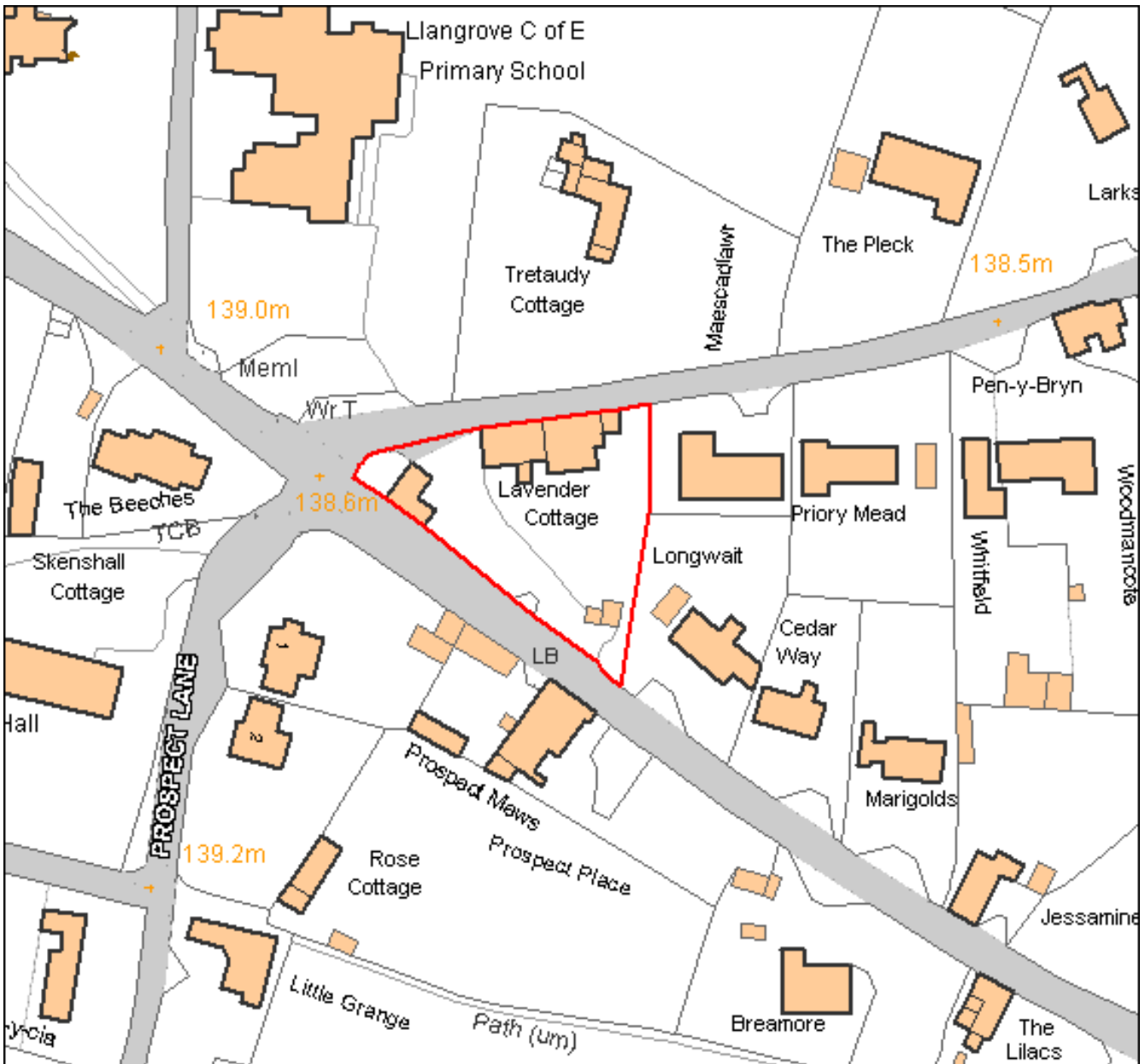
Decision:

Notes:

Background Papers

Internal departmental consultation replies.

Further information on the subject of this report is available from Ms R Jenman on 01432 261961



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APPLICATION NO: N/121348/F

SITE ADDRESS : PENCOMBE HALL REST HOME, PENCOMBE, BROMYARD, HEREFORDSHIRE, HR7 4RL

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