

MEETING:	PLANNING COMMITTEE
DATE:	17 OCTOBER 2012
TITLE OF REPORT:	<p>S121083/F- PROPOSED EXTENSION TO RESIDENTIAL CARE HOME, NEW NURSES ACCOMMODATION AND SHELTERED HOUSING UNITS WITH GARAGING. AT BROCKHAMPTON COURT, BROCKHAMPTON, HEREFORDSHIRE, HR1 4TQ</p> <p>For: Dr Allen per Mr Paul Lodge, 30 Eign Gate, Hereford, Herefordshire, HR4 0AB</p> <p>S121084/L- PROPOSED EXTENSION TO RESIDENTIAL CARE HOME, NEW NURSES ACCOMMODATION AND SHELTERED HOUSING UNITS WITH GARAGING. AT BROCKHAMPTON COURT, BROCKHAMPTON, HEREFORDSHIRE, HR1 4TQ</p> <p>For: Dr Allen per Mr Paul Lodge, 30 Eign Gate, Hereford, Herefordshire, HR4 0AB</p>
WEBSITE LINK:	<p>http://www.herefordshire.gov.uk/housing/planning/58286.aspx?ID=121083&NoSearch=True</p> <p>http://www.herefordshire.gov.uk/housing/planning/58286.aspx?ID=121084&NoSearch=True</p>

Date Received: 11 April 2012

Ward: Old Gore

Grid Ref: 359698,231854

Expiry Date: 10 August 2012

Local Members: Councillor BA Durkin

1. Site Description and Proposal

- 1.1 Planning permission and listed building consent is sought for the erection of an extension to the existing residential care home, erection of detached nurses' accommodation and three sheltered housing units within the grounds of Brockhampton Court Nursing Home, Herefordshire. The nursing home is an established business operating from the Grade II listed building, originally constructed as a country house and later used as a hotel. The building dates from the late 19th century, incorporating remnants of the earlier rectory.
- 1.2 The site is located within the Wye Valley Area of Outstanding Natural Beauty (AONB), four kilometres south-east of Fownhope. The associated parkland is an unregistered historic park and garden covering 3.45 hectares. There are two approaches to the Court. The first is via the lodge opposite the Grade I listed church, passing through parkland and past the existing sheltered units which lie to the north-west of the principal building. The other access lies to the south-east of the main building. From this approach the existing extension is prominent. The application site is bounded to the north by Brockhampton Cricket Club and open farmland, to the west by farmland, with a scattering of residential properties to the east and south. The south-east boundary is defined by the unclassified lane linking the hamlet with the B4224 one kilometre to the east.

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- 1.3 The proposed two-storey extension is to the north of the main building, extending eastwards, cut into rising ground above beyond which is an enclosed garden. To the north-east of the principal building the land plateaus. A section of the north-east boundary is delineated by a 2.8m brick wall, a surviving section of the walled garden. It is on this ground that the proposed sheltered units and nurses' accommodation is proposed.
- 1.4 The extension is linked to the existing building by a two-storey structural glass link. It contains 23 bedrooms with en-suite facilities. The facilities on the ground floor comprise a lounge, hydrotherapy suite, laundry room, sluice room, bathroom and nurses' station. The first floor affords access to a proposed roof terrace, situated over the lounge and hydrotherapy pool, which is designed to provide rehabilitation for stroke and post-operative joint-replacement patients. The rising ground to the north permits direct access from the roof terrace to the existing footpath network across the site.
- 1.5 The extension is a significant building in its own right, necessitating substantial earthworks in order to form a level platform. It has a broadly rectangular plan, set at right-angles to the main building. It extends 19 metres northwards from the existing north elevation and is 45 metres long at ground floor, which incorporates the lounge and hydrotherapy pool, above which the first floor does not extend. The most prominent elevation on approach is the west-facing elevation, which has been designed as a twin-gable to mimic the existing north elevation of the principal building. Facing materials are Monmouthshire stone under a plain clay tile to match the existing.
- 1.6 The nurses' accommodation and sheltered housing units are proposed on the higher ground further to the north and east of the enclosed yew garden. The original proposals have been revised. Originally six sheltered units were proposed as three pairs with the nurses accommodation occupying a position divorced from the remainder of the built development, overlooking the unclassified road to the east. In response to consultation responses received, the proposal has been amended, with the number of sheltered units reduced from six to three and the nurses' accommodation re-sited and redesigned. Both elements are now concentrated to the north of the Court, arranged around a courtyard, alongside a detached three-bay garage building. The original site for the proposed nurses' accommodation was as per the un-built and lapsed 2005 permission (see 3.1 below). That siting has subsequently been considered too prominent within the landscape and prejudicial to views eastwards from the principal building. The nurses' accommodation comprises eighteen bedrooms within what are effectively three terraced dwellings. The building is aligned broadly north/south parallel with and 8 metres from the remnant walled garden. The proposed vehicular access to the nurses' accommodation and sheltered units extends from the existing rear access terminating in the courtyard where visitor parking is laid out. From this a route extends to the rear of the nurses' accommodation adjacent the wall serving the detached garage block in the far north-east corner of the site.
- 1.7 The building has a rectangular plan measuring 28.7m x 8.5m with a height to the ridge of 7.5m. Each unit comprises open plan kitchen, living and dining accommodation at ground floor along with the largest of the six bedrooms. At first floor there are a further five bedrooms, bathroom and separate WC. The ridge heights reduce by 450mm from north to south. The facing materials proposed are render with natural slate roof.
- 1.8 The sheltered units lie to the north and east of the nurses' accommodation on the site of a former tennis court. The reduction in their number and scale has enabled a greater separation from the yew garden and thatched garden room. The units will be grouped together as a pair and one single, facing south-west and south-east respectively. They are single-storey buildings with materials to match the nurses' accommodation. Accommodation comprises two double bedrooms (one en-suite), hall, utility and open plan kitchen, dining and living room, with

conservatories. The Design and Access Statement confirms that occupation will be limited via a Section106 agreement to persons over sixty years of age.

1.9 In recognition of the site's location within mature parkland in the AONB, and the Grade II listed status of the principal building, the application is accompanied by the following supporting documents:

- Heritage, Design and Access Statements;
- Ecological and arboricultural assessments;
- Visual and landscape impact assessment;
- A draft Heads of Terms.

2. Policies

- 2.1
- | | | |
|------|---|--|
| S1 | - | Sustainable development |
| S2 | - | Development requirements |
| S7 | - | Natural and historic heritage |
| DR1 | - | Design |
| DR2 | - | Land use and activity |
| DR3 | - | Movement |
| H7 | - | Housing in the countryside outside settlements |
| H13 | - | Sustainable residential design |
| H16 | - | Car parking |
| E11 | - | Employment in the smaller settlements and open countryside |
| LA1 | - | Areas of Outstanding Natural Beauty |
| LA2 | - | Landscape character and areas least resilient to change |
| LA4 | - | Protection of historic parks and gardens |
| LA5 | - | Protection of trees, woodlands and hedgerows |
| LA6 | - | Landscaping schemes |
| NC1 | - | Biodiversity and development |
| HBA1 | - | Alterations and extensions to listed buildings |
| HBA4 | - | Setting of listed buildings |
| CF7 | - | Residential nursing and care homes |

2.2 National Planning Policy Framework

- | | | |
|------------|---|---|
| Chapter 1 | - | Building a strong, competitive economy |
| Chapter 3 | - | Supporting a prosperous rural economy |
| Chapter 7 | - | Requiring good design |
| Chapter 11 | - | Conserving and enhancing the natural environment |
| Chapter 12 | - | Conserving and enhancing the historic environment |

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 DCSE2004/3971/F & DCSE2004/3978/L: Construction of nurses accommodation and access drive within the grounds of the listed building: Approved 22 September 2005
- 3.2 DCSE2004/3441/F & DCSE2004/3443/L: Extension to existing nursing home – Variation of conditions 2 & 7 of DCSE2003/1485/F & DCSE2003/1482/L: Approved 7 January 2005

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- 3.3 DCSE2003/1482/L & DCSE2003/1485/F: Two-storey twelve bedroom extension with single-storey link to existing building: Approved 1 July 2003
- 3.4 DCCE2003/0060/F: Sheltered housing with garages/stores (amendment to SH97/1378/PF): Approved 3 March 2003
- 3.5 DCCE1999/3171/L & DCCE1999/3231/F: Conversion of existing outbuilding to form three additional bedrooms with new windows and alterations to existing door openings: Approved 19 January 2000
- 3.6 SH97/1378/PF: Single block of four sheltered housing units: Approved subject to a S.106 Agreement limiting occupation of the dwellings on 10 August 2001.

4. Consultation Summary

Statutory Consultations

- 4.1 English Heritage: No specific comments
- 4.2 Welsh Water: No objections as private treatment works are proposed.
- 4.3 Environment Agency: No objection

Internal Council Advice

- 4.4 Traffic Manager: Due to the nature of care provided and relatively low trip generation the proposal is acceptable subject to the imposition of a Travel Plan and conditions to ensure that the sheltered units and nurses' accommodation are not sold or leased separately from the business as this would be likely to result in a greater number of vehicle movements on the adjoining highways.
- 4.5 Conservation Manager (Building Conservation): Twentieth century development within the grounds of the principal house has combined to adversely affect the setting of the building. I retain the view that any further development within the grounds would, as a matter of principle, compound this harm. This notwithstanding the revised layout for the nurses' accommodation and sheltered units is more logical in response to the landscape character, whilst the extension to the building itself has functional and architectural rationale in its relationship to the Court.
- 4.6 Conservation Manager (Landscapes):

Landscape Impact

The revised information provides an alternative location and siting of the sheltered housing units and nurses' accommodation. The new proposals address my previous concerns, particularly in relation to:

- The location of the proposed nurses' accommodation is moved from the road boundary, therefore removing this visual impact. It is now integrated with the sheltered accommodation, therefore keeping development to only one new location within the site (in addition to the new wing);
- The sheltered accommodation now responds to the historic constraints and boundaries. It now makes a positive contribution and link to the overall parkland. The buildings will be partly set into sloping ground, which follows the existing contours more closely. The removal of the section of yew hedgerow is supported as this will improve the relationship and links between the existing and new buildings.

Tree Impact

A tree schedule and specification has been provided. The two proposed semi-mature parkland trees will balance the impact of the new development.

Conclusions

The revised proposals relate more successfully to this historic landscape and the wider landscape character and the original objection is removed. Conditions should be added to address the detailed design of the courtyard features, tree protection measures and landscape/ecological management. These conditions reflect policy and NPPF guidance, which state that great weight should be given to conserving landscape, wildlife, cultural heritage and scenic beauty in AONBs.

- 4.7 Environmental Health Manager (Noise and pollution): No objection
- 4.8 Public Rights of Way Manager: No objection
- 4.9 Ecologist: Although the proposals encroach onto parkland habitat, the removal of the previously approved nurses' accommodation to offset this. If this application is to be approved the imposition of a condition to secure appropriate management of the remaining parkland habitat is recommended.

5 Representations

- 5.1 Brockhampton Parish Council: The Parish Council supports the application and welcomes the provision of a further high quality facility in the village and the additional employment that this will bring to the local area. Sufficient S106 agreements should be put in place to ensure that the function and purpose of the buildings is maintained as forming part of a residential care home.
- 5.2 AONB Office: We are pleased to see that the development has been scaled down and the nurses' accommodation moved from its former prominent location as this will help to reduce impact on the landscape in the AONB. The scheme as set out is acceptable in principle, although we would still like to see a more detailed landscaping scheme to help assimilate the new buildings into the parkland landscape.
- 5.3 Hereford and Worcester Gardens Trust: Expressed concern in relation to the original proposals, but consider the amended proposals a better relationship with the garden landscape. It is, nonetheless, a major development and a high level of maintenance of the existing grounds, with new parkland planting should be required.
- 5.4 One letter of support has been received from Mrs P Cockell, resident of one of the existing sheltered units. The letter outlines the attraction of living in sheltered units in open countryside locations as opposed to solely within built up areas. The benefits of living next to the nursing home, with access to local medical attention and care when needed, are also acknowledged.
- 5.5 Representation has been received from Halls Worcester LLP on behalf of Mr P Clay. The response confirms that the amended position of the sheltered units and nurses' accommodation is considered much better than the earlier proposal. Landscaping should be considered between the route of the new driveway and the existing road and finials should be considered to both the existing and proposed extensions.
- 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

6. Officer's Appraisal

- 6.1 The applications seek planning permission and listed building consent for extensions to the Grade II listed building and erection of detached nurses' accommodation and three sheltered housing units. The main issues in the determination of the applications are as follows:-
- An assessment of the landscape and visual impact of the development within the AONB and unregistered historic parkland;
 - An assessment of the extension to the listed building with regard to the impact upon the special architectural and historic character of the building;
 - The principle of new residential development within the open countryside having regard to the impact of the development and the economic benefits to the rural economy.
- 6.2 The site is within the Wye Valley AONB and the principal building is Grade II listed. The parkland is unregistered historic park and garden. Accordingly the site is constrained and policies act to protect the landscape for its own intrinsic beauty. Policy LA1 of the Unitary Development Plan (UDP) requires development within the AONB to be small-scale, not harmful to the intrinsic natural beauty of the area and necessary to facilitate the economic and social well-being of the designated areas and their communities or can enhance the quality of the landscape or biodiversity. This advice is amplified by guidance laid out in the National Planning Policy Framework. Paragraph 115 confirms that 'great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty... which have the highest status of protection in relation to landscape and scenic beauty.' In this case it is considered that the proposal taken as a whole could be regarded as small scale in the context of the existing court and wider parkland setting. In its revised form the proposal would have only a limited and localised visual impact, which relates well to the existing buildings upon the site and is widely considered to respond more satisfactorily to the established landscape context.
- 6.3 UDP policy LA4 affords unregistered historic parks and gardens similar protection to those parks and gardens that are scheduled. Development which would destroy, damage or otherwise adversely affect such areas should not be permitted.
- 6.4 In order to reduce the visual impact of the proposals the scheme has been amended to remove the nurses' accommodation from the site where it was approved historically. The number of sheltered units has also been reduced from six to three. As a consequence the Conservation Manager (Landscapes) advises that the development now responds to the historic constraints and boundaries of the site and now makes a positive contribution and link to the parkland. The AONB Office shares this perspective and English Heritage, having previously criticised the randomness and visual impact of the original layout, now offer no comment.
- 6.5 The consequence of relocating the nurses' accommodation and reducing the extent of the sheltered housing is not only to concentrate development within a more tightly defined area, but also to reduce the visual impact from the surrounding area. As originally proposed the nurses accommodation would have been visually prominent from the lane bounding the south-east of the application site. The revised location is less prominent from outside the site, nestling against the remnant walled garden. Some limited views through defective hedgerow across the agricultural land to the north will be possible but filtered. Views from the public footpath traversing the parkland to the west of the Court will not be possible owing to topography. At present the site of the proposed sheltered housing is separated from the principal building and overgrown. The Conservation Manager (Landscapes) considers that the development is capable of making a positive contribution to the landscape through its

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engagement with the parkland. In responding to the historic boundaries and creating a more logical layout, the development is now considered acceptable within the landscape context in a manner consistent with policies LA1, LA2 and LA4 of the UDP.

- 6.6 The NPPF also contains guidance in relation to the treatment of applications affecting the significance of heritage assets. In determining planning applications account should be taken of the desirability of sustaining and enhancing the significance of the heritage asset and putting them to viable uses consistent with their conservation and the positive contribution that conservation of such 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.
- 6.7 Paragraph 134 of the NPPF confirms that where a development proposal leads to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. UDP policy HBA1 requires proposals to extend or alter listed buildings to preserve the components that make up the special interest of the building and its setting, with all new work being in keeping with the age, style, materials, detailing and character of the building. Extensions should be subservient in scale and design and relate well to the existing building. Policy HBA4 requires that proposals adversely affecting the setting of a listed building be refused.
- 6.8 In this case the extension adds a second wing extension to the building. The extension is linked to the principal building via a two-storey seamless structural glazed structure that allows the original north-facing elevation to be viewed along with the garden at the rear. This 'arms-length' approach allows for the retention of the external chimney breast, whilst the existing external opening at ground floor is utilised as the means of accessing the extension via the ground floor of the principal building. At first floor a new opening is required in substitution of the existing fire escape access which will be made good. As such the impact upon the fabric of the listed building is minimal. Despite reservations as regards the principle of extending the building or developing further within its grounds, the Conservation Manager (Building Conservation) confirms that the extension is well designed and logical in terms of its relationship to the principal building.
- 6.9 The landscape and visual impact of the extension is mitigated from most public vantage points by the local topography. Public views of the extension from beyond the site to the north are not possible, nor will views be possible from the public footpath traversing the site to the west of the Court. From the southern approach the existing wing extension will screen views whereas it is likely that only the very highest point of the roof will be visible from the lane bounding the south-eastern edge of the site.
- 6.10 On balance, it is considered that the response to the challenge of designing a significant extension to an imposing Grade II listed country house is successful. Whilst the extension and the proposals as a whole evince significant change within the local context, the extension is considered to relate well to the principal building and being 1.2m lower and set at right-angles to it, is successful in remaining subservient. Taking the above into account, it is considered that in relation to landscape and visual impact, the impact upon the listed building and its setting and the impact upon the parkland the amended proposals are now acceptable and represent less than substantial harm to the significance of the heritage asset in accordance with Policies HBA1, HBA4 and LA4 of the UDP and guidance set out in the NPPF.
- 6.11 The proposal promotes new residential development in open countryside in the form of the sheltered units and nurses' accommodation. UDP policies militate against unwarranted residential development within the open countryside unless one of the exceptions set out in Policy H7 is applicable. The exceptions refer to development necessary as an accompaniment to the establishment or growth of a rural enterprise compliant with Policy H8, which can include accommodation required for employees connected with a rural business –

the nurses' accommodation for example. It is not considered that any of the specified 'exceptions' are directly applicable to the sheltered units, however, and that this element of the proposal is therefore contrary to Policy H7. In such circumstances it is necessary to consider whether there are material considerations that are capable of overriding the policy conflict.

- 6.12 The policies within the NPPF are material considerations that should be taken in to account when taking decisions on planning and listed building applications. The NPPF promotes economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. Plans should therefore be designed to support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings. Plans should also promote the retention and development of local services and community facilities in villages. In this regard the Parish Council support for the proposal is noted as is the historic grant of permission for nurses' accommodation in a less preferable location.
- 6.13 NPPF policies guard against isolated new homes in the countryside unless there are special circumstances. NPPF policies also support good design and officers consider that all facets of this proposal have been well designed in their response to the site constraints, and opportunities to create good living conditions and connectivity to the surrounding landscape.
- 6.14 Insofar as the nurses' accommodation is concerned, it is considered that the relocated position is not only more sustainable in terms of its impact upon the landscape, but also more sustainable in terms of the location relative to those in need of care, including prospective occupants of the sheltered housing. In this regard the revised layout is more logical. Given the lack of manifest harm to the landscape, the historic precedent and sustainability credentials associated with having a proportion of the workforce resident on site, thereby reducing the need to travel. It is also the case that occupants of the proposed sheltered units would have access to health care via the nursing home and would be provided with an alarm service connecting directly to the care staff and nurses in the nursing home on a twenty-four hour basis. On this basis the accommodation offered by the sheltered units can be considered as a "stepping stone" from entirely independent living and a transition to higher dependency care. Bearing this interdependence in mind, it is considered that the proposal is compliant with the broad thrust of NPPF policies and justified relative to Policy H8 of the UDP.
- 6.15 It is concluded that the sheltered accommodation is acceptable in terms of its landscape and visual impact within the AONB, the unregistered park and garden and the setting of the listed building. Alongside the nurses' accommodation the Conservation Manager (Landscapes) considers the proposal to represent a positive enhancement of the site, resulting in good connectivity to the parkland and the principal building. Bearing this in mind, it is concluded that notwithstanding the policy conflict with H7, the sheltered units provide a form of accommodation for which there would appear to be a demand without adverse impact upon either the intrinsic natural beauty of the AONB or the setting of the listed building. As such, when considered collectively, it is concluded that on balance, the development is acceptable and in accordance with the broad thrust of UDP policies and NPPF guidance. The sheltered units are contrary to Policy H7 of the UDP, but it is considered that the positive enhancement of the area in a manner compliant with LA1, together with the good standard of design and lack of manifest harm to the landscape, is sufficient to justify an exception to the normal presumption against residential development in rural areas. Officers consider that it is necessary, however, to restrict the future occupation of both the sheltered units and the nurses' accommodation and would recommend a S.106 to that effect. In so doing this would reinforce the functional link between the sheltered accommodation and the higher dependency care provided within the principal building.

Other matters

- 6.16 The application is accompanied by a protected species survey. This identifies the likely presence of grass snakes and potentially other reptile species locally, but considers it unlikely

that an application for a DEFRA license will be required. The report recommends measures should be taken to prevent disturbance to the habitat concerned and that any necessary reptile relocation should be overseen by a qualified professional. In order to ensure that protected species are afforded the protection that policy and legislation demands, the imposition of a planning condition is recommended. This would require the submission of a working method statement describing the measures that will be undertaken in order to ensure no disruption or disturbance to occupied sites. On this basis the development would comply with Policy NC1 of the UDP.

- 6.17 The proposals would not affect adjoining residential amenity. The site of all three elements of the development is well removed from adjoining residential property such that there could be no conflict. In any event the use proposed is not, in itself, inherently noisy. The proposed development is considered to comply with Policies H13 and DR2(4) of the UDP.
- 6.18 The trip generation associated with the development is likely to be insignificant and the consequent impact on the local highway network acceptable. A Travel Plan is recommended as a means of securing a long-term commitment to minimise vehicle movements.
- 6.19 The foul drainage arrangements are via two separate arrangements. Foul drainage from the proposed extension will utilise the existing septic tank situated to the east of the existing extension. The original was designed to cater for up to 150 people and has adequate capacity. A separate package treatment plant is proposed for the sheltered units and nurses' accommodation. The Environment Agency has no objection to the intended foul drainage treatment. Surface water drainage will be dealt with via the existing rainwater harvesting scheme, which dates from the late Victorian period. Rainwater from the new extension will be taken to the existing tank and re-used within the building. Any excess will be directed to the existing pond, which requires frequent topping up. French drains are proposed to the access road and parking areas.
- 6.20 The submitted arboricultural assessment concludes that there is no undue risk to the future health of any specimen trees on site. The Conservation Manager has confirmed that the submitted landscaping layout is acceptable and advises against too much additional planting within the parkland. A condition requiring tree protection measures during the construction phase is recommended.

Conclusions

- 6.21 The site is heavily constrained in terms of its landscape designations and the clear relationship between the parkland setting and the Grade II listed building. Any further interventions within such a setting have to be very carefully considered in the context of prescriptive policy guidance that advises that great weight should be given to the need to conserve and enhance protected landscapes and avoid causing harm to the significance of designated heritage assets.
- 6.22 In this case officers conclude that the proposed extension is successful in deferring to the principal listed building and would not result in the loss of any special features that contribute to the building's architectural or historic interest. The design and siting of the sheltered units and nurses' accommodation is significantly improved relative to the original proposal and historic planning permission (to which only limited weight may be attached), and not harmful to the intrinsic natural beauty of the AONB.
- 6.23 The NPPF also advises of the need to support sustainable development in rural areas, focusing upon the expansion of all types of rural business and enterprise. As such, economic benefits derived from the expansion of the business may also be given weight in reaching a decision on planning applications.
- 6.24 Considering the development as a whole, and mindful of the conflict with Policy H7, officers consider that the development complies with the broad thrust of guidance with the NPPF and

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the majority of the relevant 'saved' policies within the UDP. The NPPF advises that 'saved' UDP policies that pre-date the publication of the NPPF may still be given full weight in the decision making process. However, officers consider the potential enhancement of the local landscape, absence of harm to the significance of the heritage asset, quality of the design, sustainability and positive economic benefits to the rural economy sufficient to warrant a recommendation for approval.

RECOMMENDATION

Subject to the completion of a S.106 Agreement, securing control over the future occupation of the sheltered and nurses' accommodation, officers, named in the Scheme of Delegation to Officers, be authorised to grant planning permission and listed building consent subject to the following conditions:

- 1. A01 Time limit for commencement (full permission)**
- 2. B03 Amended plans**
- 3. C01 Samples of external materials**
- 4. F14 Removal of permitted development rights**
- 5. H30 Travel plans**
- 6. G04 Protection of trees/hedgerows that are to be retained**
- 7. G10 Landscaping scheme**
- 8. G11 Landscaping scheme - implementation**
- 9. The recommendations in the ecologist's report dated 1st November 2011 shall be followed. Prior to the commencement of development a full working method statement based on these recommendations should be submitted to and approved in writing by the local planning authority and shall be implemented as approved.**

Reason:

- 10. Prior to the commencement of development, a habitat enhancement and management scheme should be submitted to and approved in writing by the local planning authority. The scheme shall be implemented as approved.**

Reason:

- 11. H30 Travel plans**

Reason for Approval

- 1. The proposal has been considered against policies S1, S2, S7, DR1, DR2 DR3, H7, H13, H16, E11, LA1, LA2, LA4, LA5, LA6, NC1, HBA1, HBA4 and CF7 of the UDP and guidance set out in the National Planning Policy Framework. The proposal is considered to accord with the broad thrust of the aforementioned policies. The development proposed represents the sustainable expansion of an existing rural enterprise that will benefit the rural economy in accordance with Chapter 3 of the NPPF. Furthermore the development represents a good standard of design that relates well to the designated landscape, which is both part of the Wye Valley AONB**

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and an unregistered historic park and garden. The development would reinforce the historic character of the landscape and take the opportunity to utilise an existing area within the parkland without undue detriment to the landscape character or its intrinsic natural beauty. The proposed extension to the Grade II listed building is well designed, deferential and does not involve the unnecessary loss of historic fabric. The limited conflict with Policy H7 in relation to the sheltered accommodation is mitigated in this instance by the need for the accommodation proposed, the positive enhancement that the development offers and the sustainable expansion of an existing rural enterprise.

Listed Building Consent

1. D01 Time limit for commencement (Listed Building Consent)
2. C01 Samples of external materials
3. D04 Details of window sections, eaves, verges and barge boards
4. D05 Details of external joinery finishes

Reason for Approval

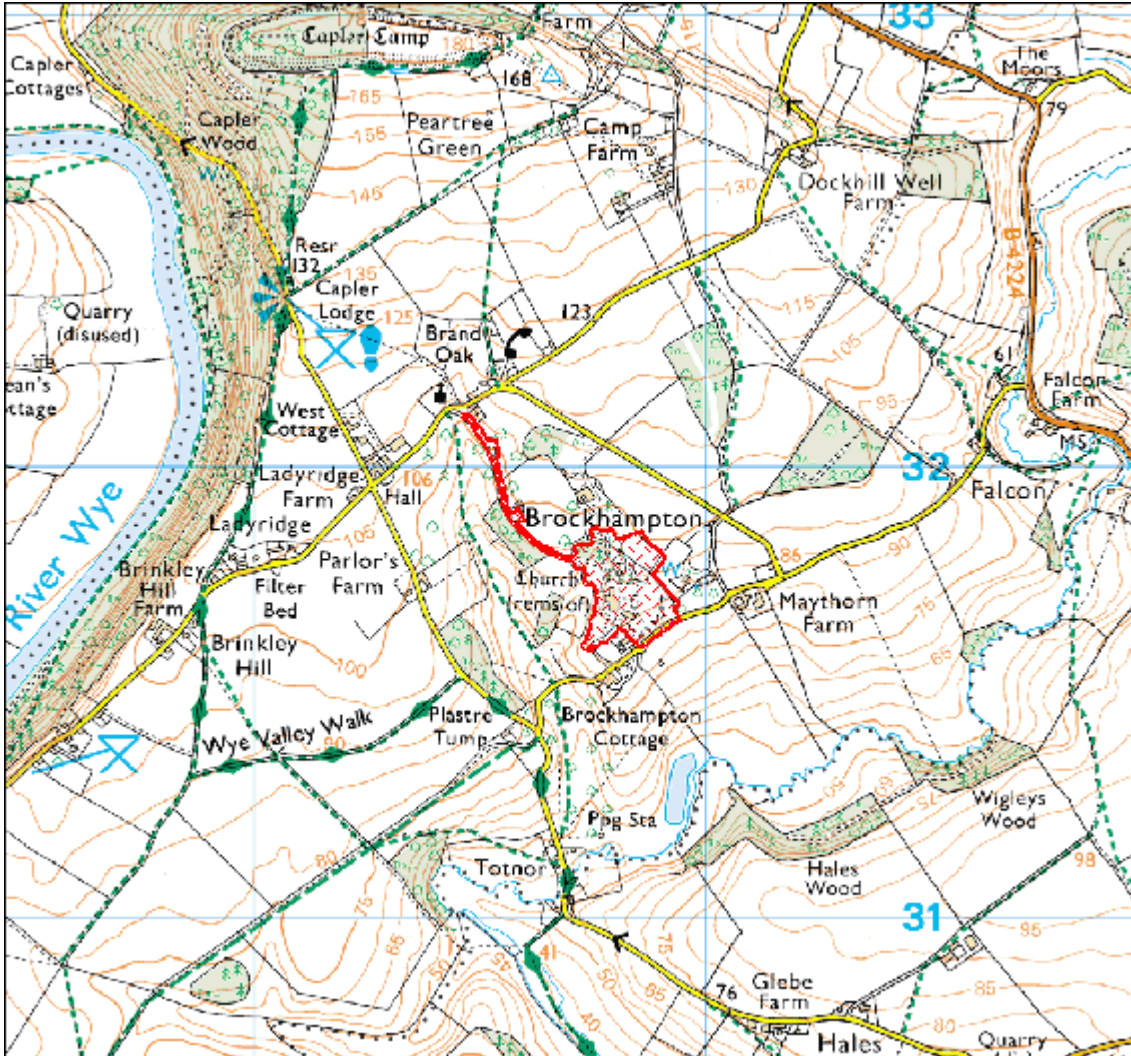
1. The proposal has been considered against policies S1, S7, HBA1 and HBA4 of the Unitary Development Plan and guidance set out in the NPPF. The local planning authority considers the proposed extension to the Grade II listed building to comply with the aforementioned UDP policies on the basis that it preserves the features that combine to create the building's special interest; is in keeping with the age, style, materials, detail and character of the building; and is subservient in scale and design and well related to the existing building. There is thus no harm to the significance of the heritage asset and the proposal is compliant with guidance set out in Chapter 12 of the National Planning Policy Framework.

Decision:

Notes:

Background Papers

Internal departmental consultation replies.



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APPLICATION NO: S/121083/F

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