

MEETING:	PLANNING COMMITTEE
DATE:	12 MARCH 2014
TITLE OF REPORT:	<p>P132959/F - CONSTRUCTION OF A 6,000 BIRD "FREE RANGE" EGG PRODUCTION UNIT. CHANGE OF PUBLIC RIGHT OF WAY TO REFLECT O.S. MAP. AT SOLLERS HOPE FARM, SOLLERS HOPE COURT, SOLLERS HOPE, HEREFORD, HR1 4RW</p> <p>For: Mr Powell per Mr Anthony Lee, Badger Farm, Willowpit Lane, Hilton, Derby, Derbyshire, DE65 5FN</p>
WEBSITE LINK:	https://www.herefordshire.gov.uk/planningapplicationsearch/details/?id=132959

Date Received: 22 October 2013

Ward: Old Gore

Grid Ref: 361412,233140

Expiry Date: 1 January 2014

Local Members: Councillor B A Durkin.

1. Site Description and Proposal

- 1.1 The application site is located on the eastern fringes of the applicants` farm. It is in open countryside and on site is a timber poled and sheeted open shed used for agricultural storage. The site is elevated and to its rear is a covering of dispersed native trees. At the front of the site is the farmhouse, this is of relatively modern brick external construction.
- 1.2 Sollers Hope Farm is located just to the north-east of St. Michael's Church at Sollers Hope, at the head of a no-through road, approximately 400 metres to the north of the C1298. The site is located to the south of Woolhope and is within the Wye Valley Area of Outstanding Natural Beauty.
- 1.3 The area is sensitive from both a historic and landscape perspective. St. Michael's Church is Grade II* listed and the churchyard cross at the Church is a Scheduled Ancient Monument. Sollers Hope Court and an adjacent bam are Grade II listed buildings. Public footpath SH17 runs east/west through the farmyard.
- 1.4 The application proposes the construction of a timber framed building with a ground area of approximately 837 square metres with a ridge height of 5.36 metres. The building is proposed for the housing of 6,000 free range egg laying hens. The application also proposes 6 passing places; 2 along Church Lane and 4 between the junction of Church Lane with the C1298 and its junction with the B4224 to the west.
- 1.5 A Screening Opinion carried out in accordance with Environmental Impact Assessment Regulations 2011 dated December 13th 2013 concluded that no Environmental Statement was required.

2. Policies

2.1 The National Planning Policy Framework (NPPF)

As a whole the NPPF puts a strong emphasis on the presumption in favour of sustainable development, encouraging the support of sustainable economic growth, expansion and diversification of agricultural and other land based rural businesses.

Key sections are:

- Achieving sustainable development
 - 3 Supporting a prosperous rural economy
- 11 Conserving and enhancing the natural environment
- 12 Conserving and enhancing the historic environment

2.2 Herefordshire Unitary Development Plan (UDP)

S1	-	Sustainable development
S2	-	Development Requirements
DR1	-	Design
DR2	-	Land use and activity
DR3	-	Movement
DR4	-	Environment
DR14	-	Lighting
LA1	-	Areas of outstanding natural beauty
LA2	-	Landscape character and areas least resilient to change
NC1	-	Biodiversity and development
NC4	-	Sites of local importance
NC6	-	Biodiversity action plan priority habitats and species
NC7	-	Compensation for loss of biodiversity
NC8	-	Habitat creation, re-toration and enhancement
HBA4	-	Setting of listed buildings
ARCH3	-	Scheduled Ancient Monuments
E13	-	Agricultural and forestry development
E16	-	Intensive livestock units
T6	-	Walking
T8	-	Road hierarchy
T13	-	Traffic management schemes

2.3 The Herefordshire Draft Core Strategy.

- SS1 – Presumption in favour of sustainable development.
- SS4 – Movement and transportation
- RA3 – Herefordshire’s countryside
- RA6 – Rural economy
- LD1 – Local distinctiveness
- LD2 – Landscape and townscape
- LD3 – Biodiversity and geodiversity
- LD5 – Historic environment and heritage assets
- SD1 – Sustainable design and energy efficiency

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

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

3. Planning History

- 3.1 121793 – Construction of a 12,000 bird free range egg production unit. Refused 18th December 2012 for the following reason:

The scale, form and location of the proposed development extending the farm group onto adjoining land, together with the loss of trees would cause visual harm to the character and appearance of this part of the Wye Valley Area of Outstanding Natural Beauty. As such the proposal conflicts with policies LA1, LA2, S2, S7 and E16 of the Herefordshire Unitary Development Plan and paragraph 115 of the National Planning Policy Framework.

- 3.2 101560 – Construction of a 12,000 bird free range egg production unit. Refused 26th August 2010 for the following reasons:

- 1 *The scale, form and location of the proposed development extending the farm group onto adjoining land, together with the loss of trees and hedgerows, would cause visual harm to the character and appearance of this part of the Wye Valley Area of Outstanding Natural Beauty. As such the proposal conflicts with policies LA1, LA2, S2, S7 and E16 of the Herefordshire Unitary Development Plan.*
- 2 In the absence of a Transport Statement and details and location of the proposed passing bays, it is considered the width and construction of the existing road network is inadequate to serve as access to this development. The proposal conflicts with policies S2, S6, E16, DR1 and DR3 of the Herefordshire Unitary Development Plan.

4. Consultation Summary

Statutory Consultation

- 4.1 Welsh Water raises no objections.
- 4.2 The Wye Valley AONB Unit has responded stating:

‘The site of the proposed development lies within the boundary of the Wye Valley Area of Outstanding Natural Beauty (AONB), which is an area designated for its national landscape importance. The Wye Valley AONB Partnership seeks to encourage high quality design and to conserve and enhance the landscape.

The AONB Unit continues to have concerns over the potential impact of an egg production unit on this important part of the Wye Valley AONB. Under the provisions of section 115 of the National Planning Policy Framework (NPPF), ‘great weight’ must be given to conserving landscape and scenic beauty in AONBs. This needs to be weighed against the benefits of the scheme in order to reach a decision. It is not clear from the application that the benefits outweigh the harm and therefore section 14 (and footnote 9) of the NPPF, the presumption in favour of sustainable development, should not apply.

The landscape around Sollers Hope was identified in the Herefordshire Landscape Character Assessment (LCA) as being within the Principal Settled Farmlands landscape character type, and forms part of the Sollers Hope Ridges and Valley Landscape Management Zones (LMZ 03) in the AONB Management Plan 2009-14. This landscape type includes settled agricultural landscapes of dispersed, scattered farms, relic commons and small villages and hamlets. The landscape around the site consists of a matrix of hedged fields and groups of trees around dwellings and along stream sides. The site of the proposed building is surrounded by land which is currently used partly as an orchard and partly as pasture and has a significant area of broadleaved

woodland to the north side. The LCA strategy for this landscape type is to conserve and enhance the unity of small to medium scale hedged fields.

The AONB Unit considers that this application is an improvement on the previous applications for the site because the building has been scaled down and would now be sited as part of the existing group of buildings. The building proposed would be more consistent with the built form and scale of the existing buildings within the hamlet of Sollers Hope.

It is still unclear from the plans the extent of the associated chicken runs and the amount of additional fencing that would be required. The Design and Access Statement indicates that at least 3ha of open fields will be required. Such additional fences could have a significant landscape impact by sub-dividing the existing fields and creating clutter. They would also not be characteristic of the local area where boundaries are predominantly of hedgerows. Any fencing should be kept to an absolute minimum and be of wire mesh rather than timber structures to reduce its visual prominence. The use of the land for free range chickens would be likely to impact negatively on the landscape in the surrounding fields. This was not addressed in the Landscape and Visual Impact Assessment.

We accept that the building would be well screened in the landscape by the streamside trees to the south and would not be very visible in distant views. However, our concern is principally with the impacts of the local character of the landscape and the detrimental impact on the experience of visitors to this attractive hamlet.

The AONB Unit considers that overall there is likely to be a negative impact on the landscape character of this area and would prefer that the development should not go ahead. If the Council is minded to approve the scheme it should require a detailed landscaping plan to show areas proposed for tree planting, free range areas for chickens and all the associated structures. In that way the full impact of the proposal can be assessed.

The building and any associated timber structures should be stained a dark colour to reduce their visual impact in the landscape'.

- 4.3 The Environment Agency raises no objections recommending a condition with regards to a scheme for the provision and implementation of compensatory flood storage and/or flood relief works.

Internal consultations

- 4.4 The Public Rights of Way Manager recommends a condition is attached to ensure that a public footpath that passes through a section of the site is diverted in accordance with recommendations and procedure as set out by the Public Rights of Way Team.
- 4.5 The Minerals and Waste Manager raises concerns about the lack of information with regards to waste generated from the site.
- 4.6 The Conservation Manager (Historic Buildings), has responded to the application indicating:

'Within a short distance of this proposed egg production unit are several listed buildings. The Visual Impact Assessment Report does take account of the proximity by assessing the views from the listed buildings towards the application site. Interestingly there is no assessment of the proposed unit within any cone of view that would take in the site and the listed building at the same time. Fortunately the visual impact of the site on the heritage assets seems to be very low due to the existing soft landscaping, the topography of the locality and the intervening agricultural buildings.

Overall the siting as proposed and the typical building should not play a significant or detrimental role in the setting of the listed buildings’.

- 4.7 The Archaeological Advisor recommends the attachment of a condition with regards to on site investigation prior to any development on site.
- 4.8 The Planning Ecologist raises no objections.
- 4.9 The Conservation Manager (Landscape) has responded stating:

‘Sollers Hope Farm is located just to the north-east of St. Michael's Church at Sollers Hope, at the head of a no-through road, approximately 400 metres to the north of a minor road (C1298). This area is visually sensitive from both a historic environment and landscape perspective. St. Michael's Church is Grade II* listed and the churchyard cross at the church is a Scheduled Ancient Monument. Sollers Hope farmhouse and an adjacent barn are Grade II listed. The site falls within the Wye Valley Area of Outstanding Natural Beauty.

The setting of Sollers Hope Farm and the church is particularly attractive - they are set at the southern end of a small stream valley, where the land begins to open out. The site of the buildings is between the confluence of two small streams and a number of public rights of way converge at the church.

There are no other buildings within the sweep of land that runs down to the minor road to the south (the C1298), except for a modern agricultural dwelling that has been constructed on the southern side of the stream, within what was formerly a small orchard.

The proposed site for the egg production unit is on the same site as the previous refused application (S121793/0) - on the fairly level grazing land to the east of the existing farm buildings, within a stream valley which is orientated east - west. A public right of way (SH1 7) runs along the stream valley, on the northern side of the stream. The egg production unit would be sited to the north of and parallel to the footpath and stream, along the contour. To the north of the application site is an orchard on steeply rising ground. The flatter land adjacent to the stream falls within the landscape type Principal Settled Farmlands. The rising ground falls within the landscape type Principal Wooded Hills. The proposed egg production unit is sited where there is a transition between these two landscape types.

The proposed unit, while still large in scale (floor plan of 45.8m x 18.28) is half the size of the unit that was refused permission; it does not extend further than the existing open-fronted farm building that it would replace.

Visual impact issues

When approaching the farm along the no-through road, which also serves the church, the proposed building would be screened by landform and the trees alongside the stream. The orchard trees and landform would screen views of the building from footpath SH25, which runs northwards from St. Michael's Church. Evidently, the building would be readily visible and very prominent from footpath SH17 which would pass along the southern edge of the building. However, given the unit would be sited adjacent to existing farm buildings and is no longer than the open-fronted building it would replace, together with its relatively low ridge height (3.5 metres) means that the change in visual impact would be negligible.

Impact on landscape character

The stream valley within which the farm buildings are located is very attractive, with the combination of stream side trees, pastoral land on the valley floor and orchard on the valley side. The reduction in scale of the unit means that it can be accommodated on the site without

removing trees or hedgerow, unlike the previous scheme, which entailed the loss of trees. It has been confirmed that no hedgerow would be removed to create passing places. The proposed landscape mitigation scheme is appropriate, comprising native species typical of Herefordshire.

Taken together, the reduction in scale of the unit, retention of existing trees and hedgerow and the proposed landscape scheme have reduced the adverse visual and landscape impacts to an acceptable level. I recommend that the appropriate conditions should be attached to secure the planting and maintenance of the planting scheme’.

4.10 The Transportation Manager has responded indicating:

‘The Transport Impact Assessment details the traffic on the network in the vicinity of the development and the traffic movements from the proposed development. The traffic movements would be the same using the rigid vehicle as with a HGV as the HGV would be on a route collecting from other farms. The applicant has accepted the restriction on the type of vehicle, a 3 axle 26t rigid. This will need to be conditioned.

The passing places and the traffic movements are critical in make this development acceptable for the size proposed. Passing place 4 is at risk due to the difference in levels and the hedgerow. This can be moved towards the site to maintain the proposed mitigation. The number of passing places remains and will need to be conditioned. The passing places must be delivered prior to construction as this will mitigate the delivery of construction materials and vehicles accessing the site.

The traffic movements on the highway network have patterns. The movements can be managed to be outside the peak hours. A Traffic Management Plan will be required and must be conditioned.

Due to the network I am concerned about the construction phase, to minimise the impact on the network, deliveries must be managed, and therefore a Construction Traffic Management plan is required.

The specification for the construction of the passing places is dependent on ground conditions. This must be conditioned and will be constructed under a S278 Agreement.

Therefore, if you are minded to approve please condition the following

CAP to be provided by to construction works to include specification and number of passing places

CAT for the construction phase

CB3 Management of the site and traffic movements to minimise the impact on the network for the duration of the operation of the site.

CB3 Management of the site and traffic movements to minimise the impact on the network for the duration of the construction of the site.

Size of vehicle operating deliveries and collection from the development.

Informatives - I11 I09 I08 I45 I52 I37’

4.11 The Environmental Health Manager has responded concluding that ‘nuisance should not be caused by this proposal and any possible problems with pests and odours can be adequately controlled by the implementation of the systems described in the Design and Access Statement and the Fly and Odour Management Plan. Should nuisance occur powers are available for the Council to require that steps are taken to prevent the nuisance. Section 10c (manures) of the Design and Access Statement asserts that ‘during Clean Out all manures will be removed from the unit by a covered lorry’. I would suggest that should it be minded to grant permission that a condition is attached requiring that this is done. Finally I have no objection to this proposal.’

4.12 The Land Drainage Manager: Comments awaited

4.13 The Land Agent has raised concerns about the projected cash flows in relation to the development in that there does not appear to have been sufficient consideration to capital and other fixed costs such as construction costs in relationship to the necessary public highway passing places necessary for the proposed development.

5. Representations

5.1 No response has been received from Sollers Hope Parish Council.

5.2 Three letters of objections have been received from:

- K.V and V.M. Harris, Ashfield House, Sollers Hope.
- Mr. M. A. & Mrs. T. A. Periman, Sollers Hope Court, Sollers Hope.
- F. & A. Fyshe, Hurstans, Sollers Hope.

Key issues of objection/concern raised can be summarised as follows:

- Impact of the proposed development on the surrounding landscape.
- Residential amenity impact and in particular to flies, light pollution, odour and noise.
- Public highway leading to the application site is not considered adequate in relationship to the proposed development.
- Localized flooding issues.

5.3 Four letters in support of the application have been received from:

- Mr. G. A. Hughes, 26 Scotch Firs, Fownhope.
- Mrs. J. Thomas, The Retreat, Hawkers Lane, Fownhope.
- Mr. J. Rodgers, Whittlebury Farm, Sollers Hope.
- M. T. Evans, Camborne, Three Ashes, Hereford.

Comments in support can be summarised as follows:

- Farming enterprises need to diversify into alternative enterprises.
- The current application is for a 50% reduction in size and scale of development compared to previous applications for development on site subsequently refused planning permission.
- There is no odour connected to free range chicken enterprises.
- Landscape impact is acceptable.

5.4 The consultation responses can be viewed on the Council's website by using the following link:-

<http://news.herefordshire.gov.uk/housing/planning/searchplanningapplications.aspx>

6. Officer's Appraisal

6.1 The key issues of concern in relationship to this application are:

- Impact upon the surrounding landscape and historic environment;
- Access and highway safety;
- Residential amenity and;
- Drainage issues

Impact upon the surrounding landscape and historic environment

- 6.2 The application proposes a free range egg laying unit on a site adjacent to the eastern fringes of a farmstead upon which there is a timber poled and corrugated tin sheeted open fronted building used for agricultural storage purposes.
- 6.3 The application follows two previous refused applications for a larger free range egg laying units housing 12,000 birds. This application is for a 6,000 bird egg laying unit, the building being half the size of the buildings subject to the previously refused applications.
- 6.4 Whilst it is acknowledged that the site is located within the Wye Valley Area of Outstanding Natural Beauty, it is considered that the development is for a building of a scale and design that will blend in satisfactorily with the existing farmstead on site. This together with the proposed landscape mitigation is considered to provide for the acceptable integration of the building into the surrounding landscape, which includes the setting of the nearby Grade II* St. Michael's Church and the churchyard cross at the church (Scheduled Ancient Monument) and other Grade II listed buildings. In the context of these heritage assets, the existing farmyard complex will act as an intervening barrier to their setting. Therefore as noted by the Conservation Manager, the proposed reduction in scale of the unit, compared to the previous applications for development on site, the retention of existing trees and hedgerow and the proposed landscape scheme have reduced the adverse visual and landscape impacts to an acceptable level. It is also noted that whilst the Wye Valley AONB Unit remain concerned, they have commented that *'this application is an improvement on the previous applications for the site because the building has been scaled down and would now be sited as part of the existing group of buildings. The building proposed would be more consistent with the built form and scale of the existing buildings within the hamlet of Sollers Hope.'*
- 6.5 Therefore with appropriately worded condition in respect of landscaping and controlling other paraphernalia associated with the free range egg producing unit, the proposal is now considered acceptable in respect of landscape issues and in particular is of a scale and sited such that it would accord with the requirements of Policies LA1, HBA4, ARCH3, E13 and E16 of the UDP

Access and highway safety.

- 6.6 In order to provide satisfactory access for the development, the creation of six passing places is proposed alongside the nearest 1.2 km length of public highway leading to the site. (Four alongside the C1298 and two alongside the unclassified 70012, Church Road). The Traffic Impact Assessment submitted in support of the application indicates that all passing places would be within the existing highway boundary and would not require any hedgerow removal or construction on third party land. As such the development as proposed would not result in the loss of hedgerows.
- 6.7 In order to service the development a Heavy Goods Vehicle (HGV) is required for egg collections and this would be on a route collecting from other farms. Information on vehicle movements indicates that there would be two egg collections per week and there will also be one HGV feed delivery every two weeks. There will be of course be other associated transportation movements such as delivery of birds at the beginning of the flock cycle (every 14 months) and clean out at the end of the cycle, with manure disposal via tractor and trailer. The applicant has indicated acceptance to a restriction on the type of vehicle for feed delivery and egg collection, limiting this activity to a 3 axle 26 tonne rigid vehicle.
- 6.8 With consideration to the intensity of the development on site, (6,000 birds rather than 12,000), the information provided on vehicle movements is considered acceptable and it is noted that the Transportation Manager raises no objections subject to conditions relating to the passing places prior to construction works; management of the site and traffic movements; in order to minimise the impact upon the network for the duration of the operation of the site and management of the

site and traffic movements in order to minimise the impact on the network for the duration of the construction of the site and size of vehicle operating deliveries and collection from the development.

- 6.9 It is considered that a condition restricting the type and size of vehicles delivering and collecting from the site is unenforceable and the appropriate mechanism would be a Section 106 Agreement. The applicants have subsequently agreed to addressing this issue through such an Agreement. Otherwise, with the attachment of conditions as recommended by the Transportation Manager, the development is considered acceptable on access and highway safety grounds.

Residential amenity

- 6.10 Objections have been received from neighbouring dwellings expressing concern about impacts on residential amenity, such as odour, noise, pests (flies) and dust.
- 6.11 The nearest dwelling outside of the applicants control is located approximately 110 metres away and the existing farm buildings at the farmstead act as a buffer between this dwelling and the site. There are other isolated dwellings within the surrounding area, however none are any closer.
- 6.12 The applicants have submitted a fly and odour management plan and its conclusions are considered acceptable. It is also noted that eggs produced on site will be supplied by the applicants to John Bowdler Eggs and that the applicants will be signed up to a supply contract which ensures high environmental and animal welfare standards.
- 6.13 It is considered that the existing farm buildings and the distances to protected building would adequately safeguard the residential amenity of local residents. It is recommended that conditions with regards to building use, manure management and light pollution are attached to any permission. It should also be noted that Environmental Health legislation would provide control over any unforeseen adverse amenity issues.

Drainage issues

- 6.14 It is noted that the Environment Agency raises no objections recommending a condition with regards to a scheme for the provision and implementation of compensatory flood storage and/or flood relief works be attached to any approval notice issued.
- 6.15 Part of the site is located within Flood Zone 3 of an un-named watercourse which is in accordance with Environment Agency data is considered to be at risk of flooding during the 1 in 100 year flood event. It is also noted that concerns about localised flooding have been raised in responses from members of the public.
- 6.16 In response to this, it is considered necessary to attach the condition as recommended by the Environment Agency. At the time of writing the report, no response had been received from the Land Drainage Manager and therefore any response received will form part of an update.

Other matters.

- 6.17 Concerns have been raised about the viability of the development proposed. Whilst these are appreciated, this is not a material consideration in the determination of a planning application. Clearly any application for the future expansion of the unit would have to be considered on its own merits but the refusal of two previous applications for a larger operation suggests that this would be unlikely to be supported.

- 6.18 The Public Rights of Way Manager response has referred to a request that the applicant wishes to divert public right of way SH17 and that a PROW Officer has already visited the site. However, at the time of the response they had not received an official application to divert the path. It is therefore recommended that a condition is attached stating that the diversion of the path is legally completed before any works commence on site.

Conclusion

- 6.19 It is considered that the development as proposed represents an appropriate form of farm diversification at a scale that can be successfully accommodated within this designated landscape and, subject to legal controls in respect of the size of vehicles, on the local highway network. The nature of the operation and its position relative to unprotected dwellings is such that there would be no adverse impact upon residential amenity that would warrant refusal and furthermore the potential flood risk is capable of satisfactory mitigation. Accordingly the application is recommended for approval.

RECOMMENDATION

That subject to the completion of a signed Unilateral Undertaking restricting the type and size of vehicles delivering feeding stuffs and collecting eggs from the site, planning permission be granted subject to the following conditions:

1. **A01 Time limit for commencement (full permission)**
2. **B01 Development in accordance with the approved plans**
3. **H17 Junction improvement/off site works**
4. **H21 Wheel washing**
5. **H30 Travel plans**
6. **E01 Site investigation - archaeology**
7. **G02 Retention of trees and hedgerows**
8. **G10 Landscaping scheme**
9. **G11 Landscaping scheme - implementation**
10. **C09 Details of cladding (agricultural and industrial buildings)**
11. **F02 Restriction on hours of delivery**
12. **The development hereby approved shall be for the housing of free range egg laying hens only.**

Reason: In consideration of the location for the proposed development and its close proximity to dwellings outside the control of the applicant and to comply with Policy DR2 of the Herefordshire Unitary Development Plan.

13. **All manure moved off site will be so in covered and sealed trailers.**

Reason: In consideration of the amenity of the surrounding area and to comply with Policy DR4 of the Herefordshire Unitary Development Plan.

- 14. **I55 Site Waste Management**
- 15. **I32 Details of floodlighting/external lighting**
- 16. **Diversion of public right of way SHI 7 that crosses the site shall be legally completed before any work commences on site.**

Reason: In order to ensure that the public right of way is not obstructed and to conform with the requirements of Policy T6 of the Herefordshire Unitary Development Plan.

- 17. **No development approved by this permission shall be commenced until a scheme for the provision, and implementation, of compensatory flood storage and/or flood relief works has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to the construction of the poultry unit and in accordance with the approved programme and details.**

Reason: To ensure no increase in flood risk post development and to comply with Policy DR7 of the Herefordshire Unitary Development Plan.

INFORMATIVES:

- 1. **The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations. Negotiations in respect of matters of concern with the application (as originally submitted) have resulted in amendments to the proposal. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.**
- 2. **HN01 Mud on highway**
- 3. **HN04 Private apparatus within highway**
- 4. **HN07 Section 278 Agreement**
- 5. **HN05 Works within the highway**
- 6. **HN21 Extraordinary maintenance**
- 7. **HN26 Travel Plans**

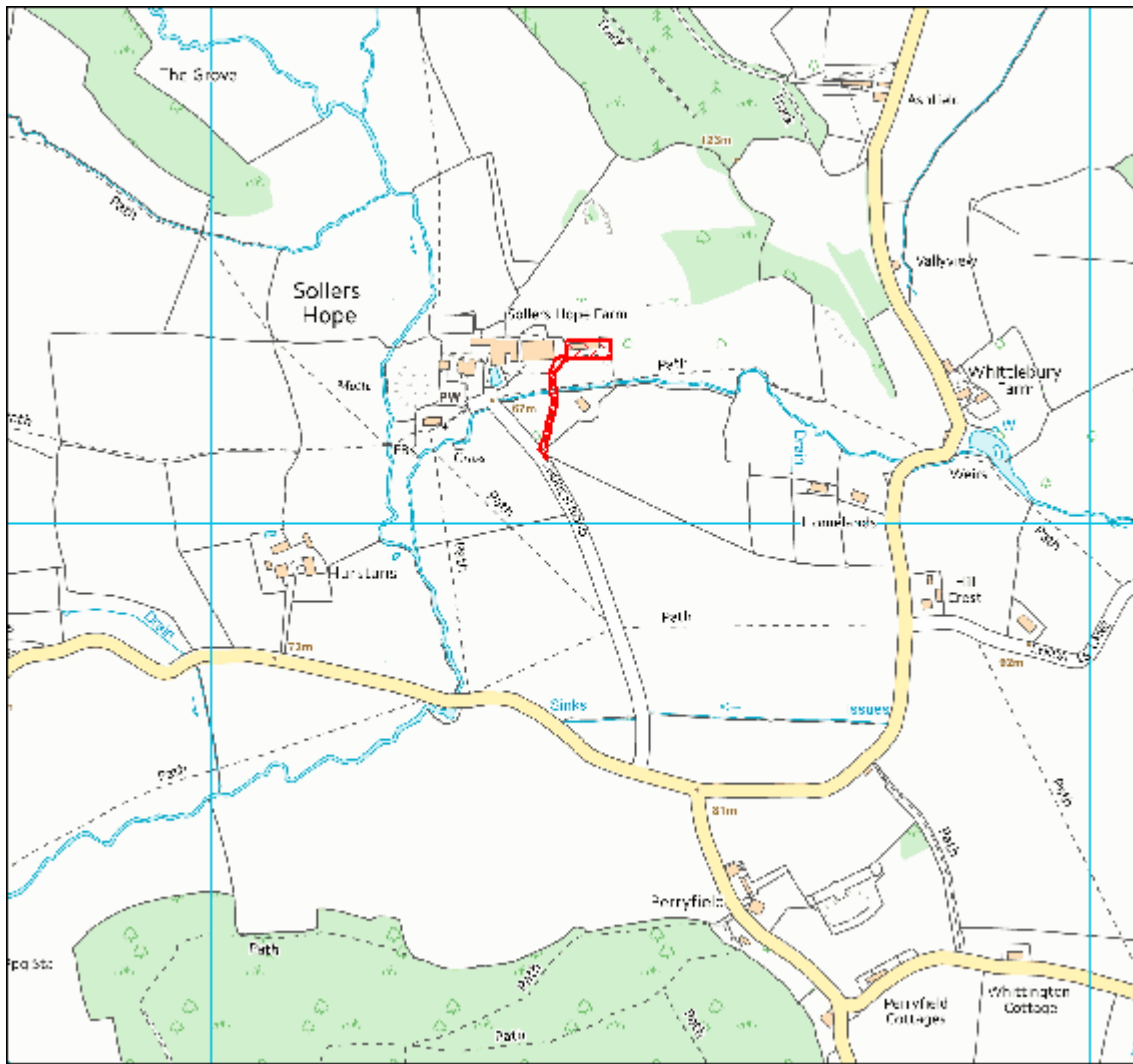
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: 132959/F

SITE ADDRESS : SOLLERS HOPE FARM, SOLLERS HOPE COURT, SOLLERS HOPE, HEREFORD, HEREFORDSHIRE, HR1 4RW

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