

MEETING:	PLANNING COMMITTEE
DATE:	14 MAY 2014
TITLE OF REPORT:	<p>P133504/F - ERECTION OF 6 NO. BROILER REARING UNITS WITH ASSOCIATED CONTROL ROOMS, FEED BINS AND HARDSTANDINGS AND THE ERECTION OF A STORAGE/BOILER BUILDING AT LAND WEST OF A4110, KNAPTON GREEN, HEREFORDSHIRE, HR4 8EP</p> <p>For: Mr Verdin per Ian Pick Associates, Llewellyn House, Middle Street, Kilham, Driffield, East Yorkshire YO25 4RL</p>
WEBSITE LINK:	https://www.herefordshire.gov.uk/planningapplicationsearch/details/?id=133504

Date Received: 20 December 2013 Ward: Wormsley Ridge Grid Ref: 344584,252266

Expiry Date: 30 April 2014

Local Member: Councillor AJM Blackshaw

1. Site Description and Proposal

- 1.1 The site is located in open countryside, is relatively flat and forms part of an arable field. To the east of the site is a small woodland copse which shields part of the site from the nearby A4110 at Knapton Green. Otherwise the site is surrounded by native field hedgerows and small woodland copses. There are no dwellings immediately adjoining the site, however, there are various dwellings dotted around in the surrounding landscape, and in particular on Westhope Hill alongside the nearby A4110 which look toward the site.
- 1.2 The application proposes six broiler units, each measuring 97.581 metres long by 20.116 metres wide with an eaves height of 2.8 metres and a ridge height of 5.5 metres for the housing of up to 240,000 broiler chicks. The application also proposes associated infrastructure such as feed bins, hard standing, storage room, two attenuation ponds, an access road and the upgrading of an existing agricultural access from the A4110.
- 1.3 The application is accompanied by an Environmental Statement as the proposed development is Environmental Impact Assessment (EIA) development in accordance with Schedule 1 of the EIA Regulations 2011. The application is also accompanied by a set of proposed elevations and floor plans. A Flood Risk Assessment was later submitted and therefore also forms part of the application.

2. Policies

2.1 National Planning Policy Framework (NPPF)

The following sections are of particular relevance:

Introduction	-	Achieving Sustainable Development
Section 3	-	Supporting a Prosperous Rural Economy
Section 7	-	Requiring Good Design
Section 11	-	Conserving and Enhancing the Natural Environment
Section 12	-	Conserving and Enhancing the Historic Environment

2.2 Herefordshire Unitary Development Plan (HUDP)

S1	-	Sustainable Development
S2	-	Development Requirements
S7	-	Natural and Historic Environment
S10	-	Waste
DR1	-	Design
DR3	-	Movement
DR4	-	Environment
DR7	-	Flood risk
DR9	-	Air quality
DR13	-	Noise
DR14	-	Lighting
E13	-	Agricultural and Forestry Development
E15	-	Protection of Greenfield Land
E16	-	Intensive Livestock Units
T8	-	Road Hierarchy
NC1	-	Biodiversity and Development
NC6	-	Biodiversity Action Plan Priority Habitats and Species
NC7	-	Compensation for Loss of Biodiversity
NC8	-	Habitat Creation, Restoration and Enhancement
NC9	-	Management of Features of the Landscape Important for Fauna and Flora
LA2	-	Landscpe Character and Areas Least Resilient to Change
LA5	-	Protection of trees woodlands and hedgerows
LA6	-	Landscaping Schemes
CF4	-	Renewable Energy
HBA4	-	Setting of listed buildings.

2.3 Herefordshire Local Plan Core Strategy

SS1	-	Presumption in Favour of Sustainable Development
SS4	-	Movement and Transportation
SS5	-	Employment Provision
SS6	-	Addressing Climate Change
RA6	-	Rural Economy
MT1	-	Traffic Management, Highway Safety and Promoting Active Travel
E1	-	Employment Provision
LD1	-	Local Distinctiveness
LD3	-	Biodiversity and Geodiversity
LD5	-	Historic Environment and Heritage Assests
SD1	-	Sustainable Design and Energy Efficiency
SD2	-	Renewable and Low Carbon Energy
SD3	-	Sustainable Water Management and Water Resources
SD4	-	Wastewater Treatment and River Water Quality
ID1	-	Infrastructure Delivery

2.4 Other material considerations

Landscape Character Assessment

- 2.5 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 None identified.

4. Consultation Summary

Statutory consultees.

- 4.1 Natural England raises no objections.

- 4.2 The Environment Agency raises no objections indicating that the development will be subject to an Environmental Permit which will control day to day general management of the site including operations, maintenance and pollution incidents and that the permit procedure also addresses issues such as emissions from the site, monitoring of water, air and land as well as noise and odour issues.

Internal Council Advice

- 4.3 The Public Rights of Way Manager raises no objections.

- 4.4 The Conservation Manager (Ecology) has responded to the application indicating:

I have read the ecologist's report and concur with its findings. There is uncertainty of the status of great crested newts in the vicinity but I believe this can be conditioned. The presence of the newts and subsequent mitigation details should not compromise the construction and operation of the unit given that the ponds are not on the site although potential habitat exists adjacent. I am therefore happy to request a survey as a condition of the application with the proviso that a full method statement will be submitted should this be necessary. There will also be a need to consult Natural England should great crested newts be found on the site.

The National Planning Policy Framework 2012 states that "The planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity wherever possible". It goes on to state that "when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity" and "opportunities to incorporate biodiversity in and around developments should be encouraged".

The response recommends that conditions with regards to following the methods as set out in the ecology report and further survey work in respect of potential impacts on Great Crested Newt habitat adjacent to the site are carried out prior to any development on site, the response also requests the attachment of a condition in relationship to habitat enhancement and protection.

- 4.5 The Land Drainage Manager on receipt of a flood risk assessment raises no objections, indicating the proposed development in relationship to potential flooding and drainage issues is considered satisfactory and that the development will not exacerbate any of these issues and in particular in relationship to the adjacent Honeywell Brook.

- 4.6 The Council's Land Agent raises no objections commenting from an agricultural view point that the proposal appears sound and a sensible diversification for the business.

- 4.7 The Transportation Manager initially responded to the application with concerns about visibility in a southerly direction which had potential implications for the felling of an existing mature Oak tree that is located alongside the grass verge of the A4110.

A subsequent response states:

'On further reflection and consideration after on site discussions between the Applicant's Agent and other consultees, I suggested that adequate visibility would be achieved if a 'give way' line and sign were placed at least 5m back from the carriageway edge. This would avoid having to fell the tree, whilst ensuring visibility requirements are met.'

- 4.8 The Environmental Health Manager has commented on the application indicating that the site appears to be separated from all protected dwellings by at least 400m and therefore it is unlikely to give rise to problems of nuisance to neighbours. The response states that the applicant has given consideration to:-

- Odour, by providing an odour dispersion model which concludes that odours from the premises will fall within an acceptable level.
- Noise by undertaking a noise assessment which concludes that noise from ventilation fans etc. should not give rise to complaints.
- Dust, with the Environmental Statement, which advises that at this separation distance should not be a problem.

The response states that due to the separation distance, construction noise should not give rise to neighbour nuisance, however should this occur the Local Authority, (Environmental Health), has specific powers available to it to ensure that such noise is kept at a reasonable level. Again due to the separation distance noise from harvesting activities etc. should not be a problem to neighbours.

Insect and rodent infestations can be effectively managed by the implementation of proper control measures.

The response concludes that the proposed development comes within the regulatory framework of a permitted process controlled by the Environment Agency. The permit will address issues associated with the development's impact on the environment, including matters in relation to noise, odours, dust and fumes and as such it might be appropriate to seek their views.

- 4.9 The Conservation Manager, (Landscape) indicates that the development can be supported in landscape terms as it is not considered to adversely affect landscape character and overall considered compliant with Policy LA2 of the UDP. The response recommends conditions with regards to protection of existing trees and hedgerows and a landscape implementation and management scheme to be attached to any approval notice issued.

5. Representations

- 5.1 Pyons Group Parish Council has responded to the application indicating it 'has no objection to the planning application provided due care is taken to ensure the village of Knapton, which is in close proximity, is not adversely affected by foul water and odour, and that suitable screening is placed to the southern side of the site.'

- 5.2 Birley and Upper Hill Parish Council have responded to the application stating:

'The Parish Council considered that this planning application will have an adverse affect on the surrounding area for the following reasons.

1. An increase in flooding to the nearby houses and road in Knapton Green. The land at present has standing water, in times of heavy rain, which eventually soaks into the ground. If this and other water from the site is channelled into Honeylake Brook it will no doubt exacerbate the flooding problem on the A4110 and for some of the houses in Knapton Green. The brook, in its present state, cannot take the existing water comfortably neither can the culvert under the A4110. The Parish Council were not convinced that the attenuation ponds proposed will resolve the potential problems. Should the application be successful the Parish Council requests that the applicant be required to carry out works to Honeylake Brook along its length to the A4110 and Knapton Green to help alleviate existing flooding and the increased flooding to the road and local houses the buildings will generate.
2. The number of large vehicles plus tractors and trailers required to use the site on a regular basis (as detailed in the Design & Access Statement) was also of concern. The entrance is near to a particularly dangerous section of the A4110 re its width and bends. Also recent surveys have proved that the majority of vehicles travelling in either direction on this section of the A4110 (approximately a mile in each direction) exceed the speed limit.
3. Noise was also regarded as an issue. The site will generate its own noise from fans etc. and also from the many HGV's etc. accessing the site especially if in late evening, during the night or early morning. Re vehicle movement the Parish Council suggests that it would be reasonable to limit vehicles usage to between 7am and 7pm.
4. The final major concern was from odour emissions in general including that of ammonia. It is requested that reassurance would be required that at no time would local residents have to suffer from any strong or unpleasant smell.
5. Attention is drawn to an existing footpath (KP29) which will be affected by the new access road to the proposed development.'

5.3 Burghill Parish Council has responded to the application, with the following comments:

'Burghill Parish Council strongly objects to the above application on the grounds that the A4110 through the parish of Burghill is most unsuitable for the size and frequency of vehicles the application will cause.

There are several areas along the route of the A4110 from Knapton Green to Hereford where the road narrows considerably and residences are merely feet from the carriage way, in Portway two articulated HGV's would have difficulty passing each other and were they to encounter a cyclist or pedestrian then a serious if not fatal incident is exceedingly likely. The Design and Access Statement states that every 45 days 68 articulated HGV movements will be required for 'bird collection' most likely taking place in a single day. This represents a serious risk to residents living on the A4110, pedestrians and cyclists, in addition to other motorists etc.

The condition of the A4110 will also be detrimentally affected by the proposed volume of HGV movements, being at least 156 movements each 45 day period. For the past 6 years(at least) the A4110 at both upper and lower Portway have regularly flooded often covering the whole road, and the combination of this flooding (which Herefordshire Council and its partners have been unable to resolve) and the increased heavy traffic this proposal will generate would be exceedingly detrimental to the road surface and safety.

Residents of the parish have already been finding traffic having to use private driveways as passing places when encountering large vehicles, further endangering motorists and local families, again increased numbers of HGVs will exacerbate this problem.

One property in Bewdley Bank/Upper Portway has on several occasions had a roadside boundary wall damaged by vehicles unable to successfully pass at a very tight pinch point.

The PC and ward Councillor have worked hard to try to reduce road safety issues and a serious speeding problem in the area of Bewdley Bank and Portway, increasing the precept to purchase speed indication equipment and carrying out speed monitoring exercises, if this application is successful it is likely to result in an increase in incidents of dangerous and high speed overtaking along stretches of the A4110 where drivers will attempt to get past HGVs.

Residents living on or close to the A4110 will also have increased noise and air pollution issues if the proposed volume of traffic generated by this application is permitted.

The PC also considers that any perceived financial benefit resulting from this type of application would actually be reduced due to the increased traffic congestion deterring visitors to Hereford city and surrounding villages, causing local retail and tourism businesses to suffer'.

- 5.4 Dilwyn Parish Council have responded to the application indicating that they have attended a site meeting with Mr J Verdin and can put forward no objection at this time to the application. However, this is based on there being suitable screening from the south side and that special care is taken to deal with foul water waste and in particular all care is taken to protect the village in close proximity to the units from the smell associated with these kinds of units.
- 5.5 The Ramblers Association comments that a public footpath runs close to the site for the proposed development, and that this footpath must not be damaged or obstructed.
- 5.6 At the time of writing this report 50 letters of objection have been received from members of the public. (Some have written more than one letter of objection).

Issues raised can be summarised as follows:

- Issues in relationship vehicular access.
- Public footpath impact.
- Lack of on site facilities for employees.
- Impacts on surrounding residential amenity, noise and odour impacts.
- Flooding issues and impacts on an adjacent brook.
- Light pollution issues.
- Insufficient landscaping.
- Height of the proposed development.
- Landscape Impact
- De-valuation of surrounding residential properties.

- 5.7 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>

Internet access is available at the Council's Customer Service Centres:-
www.herefordshire.gov.uk/government-citizens-and-rights/complaints-and-compliments/contact-details/?q=contact%20centre&type=suggestedpage

6. Officer's Appraisal

- 6.1 The key issues of concern in relationship to this application are:
- Landscape/ecology impact
 - Access and highway safety
 - Drainage and flooding issues

Further information on the subject of this report is available from Mr P Mullineux on 01432 261808

- Residential amenity

Landscape/ecology impact

- 6.2 The landscape in which the site is located is classed as 'Principal Settled Farmlands' in accordance with the Council's landscape character assessment, which is a landscape with a notably domestic character defined chiefly by the scale of its field pattern and its land uses, being a landscape of primary hedgerows used as field boundaries with a mixed farming land use. The site is not subject to any specific landscape designations and there are no listed buildings within close proximity to the site.
- 6.3. As part of pre-application discussions a sequential site selection test did take place in conjunction with the Council's Landscape Officer and it was concluded that the proposed site as put forward by the applicant, was the most suitable when assessed in relation to the Council's landscape character assessment and in relation to potential highway safety and access issues.
- 6.4 The Environmental Statement accompanying the application includes a section on landscape assessment and this includes a photomontage of the predicted impact of the development in relation to the surrounding landscape, as well as a 3D model of the site demonstrating the layout of the proposed development.
- 6.5 Whilst it is acknowledged that the proposed development is of a large scale that will have an impact on the surrounding landscape character, the plans clearly indicate that the retention and use of the existing surrounding native vegetation, will help mitigate the visual impact of the development in the landscape and with further landscape mitigation, the findings of the landscape assessment are acceptable, and it is considered that the development complies with the criteria of Policies LA2, LA5 and LA6 of the HUDP on landscape issues with appropriately worded conditions attached to any approval securing detailed landscaping proposals and future maintenance arrangements.
- 6.6 Ecological issues are considered to have been addressed satisfactory, with the development considered to be in accordance with relevant HUDP policies subject to the attachment of conditions as recommended by the Conservation Manager (Ecology). In particular it has been advised that in respect of great crested newts, that subject to a survey of adjacent land, any required mitigation details would not compromise the construction and operation of the unit given that the ponds are not on the site although potential newt habitat exists adjacent to the site.

Access and Highway Safety

- 6.7 Access into and out of the site is proposed from an existing field entrance directly onto the A4110.
- 6.8 The application proposes a new access road from the public highway to the poultry unit, alongside an existing hedgerow for a distance of approximately 370 metres. Whilst this is regrettable due to the associated visual impact, on balance its construction is considered acceptable with landscape mitigation that can be achieved by conditions.
- 6.9 It is noted that the Transportation Manager in his latest reponse to the application raises no objections subject to the provision of a 'Give Way' line and sign being placed at least 5 metres back from the carriageway edge. This revision was due to a mature tree that is located within the grass verge of the adjoining public highway to the south of the proposed entrance. Retention of this tree is welcomed and it is recommended that an appropriately worded condition is attached to any approval to secure this. Subject to such a condition, the

development is considered acceptable when assessed against Policy DR3 and other relevant HUDP policies as well as the guidance provided by the NPPF.

- 6.10 Access from the site is directly onto the A4110. Accordingly having regard to the comments from the Transportation Manager and with due respect to the objections received from members of the public and Burghill Parish Council, as well as the comments from Birley and Upper Hill Parish Council about additional vehicle movements on the highway, it is not considered that this could not be sustained as a reason for refusal in this instance.

Drainage and Flooding Issues

- 6.11 Many letters of objections as well as responses from Parish Councils raise concerns about potential flooding as a result of development, whilst indicating that the 'Honeylake Brook' which flows adjacent to the northern boundary of the site and through a culvert under the A4110 regularly floods.
- 6.12 The application site exceeds 1 hectare in area, and is located in Flood Zone 1 (low probability), in accordance with the Environment Agency flood risk maps and therefore in accordance with advice as set out in the NPPF on meeting the challenge of climate change, flooding and coastal change, the applicant submitted a Flood Risk Assessment, as well as a separate drainage and management report.
- 6.13 The Environment Agency (EA) raises no objections noting that the applicant proposes an attenuation pond which is designed to contain a 1 in 100 year event with a 20% allowance for climate change. This is considered acceptable by the EA and as such is not considered to represent any grounds for the refusal of planning permission.
- 6.14 The Land Drainage Manager has responded indicating that the application proposes a robust drainage strategy for the management of surface water and the Flood Risk Assessment is considered acceptable in respect of the potential flooding in the wider area resulting from the proposed development.
- 6.15 Whilst it is acknowledged that there are surface water flooding issues in relation to the A4110, these are not directly attributable to the development that is being proposed since its impact would be satisfactorily addressed by the submitted attenuation pond. The Land Drainage Manager indicates that the applicant proposes a robust drainage strategy for the management of surface water runoff that will reduce the risk of increase flooding up to the 1 in 100 year event and allowing for the potential effects of climate change. The Land Drainage Manager also comments that the applicant has also adequately demonstrated that the site is unlikely to be at risk of fluvial flooding and that the location of the development is unlikely to increase flood risk elsewhere through the loss of flood plain storage.
- 6.16. Therefore it is considered that the development complies with Policies DR4 and DR7 and other relevant policies of the HUDP on drainage and flooding as well as the guidance provided by the NPPF.

Residential Amenity

- 6.17 Letters of objection also raise concerns about impact of the proposed development on residential amenity. The site is located on low lying ground onto which there are far reaching views from the surrounding countryside and in particular from the direction of Westhope, Upper Hill and the area on the side of Westhope Hill on which there are several dwellings. The nearest residential dwellings to the site are in excess of 350 metres from the site, being located mainly alongside the A4110.

- 6.18 Issues raised with regard to residential amenity refer to noise, (fans operating on site, feed deliveries, machinery operations etc), dust, external lighting, odour and pest (flies). As part of the application the Environmental Statement (ES) includes reports on noise and odour issues, and the ES also makes reference to dust and pest control. Neither the Environmental Health Manager or the EA raise any objections on these issues.
- 6.19 It must also be noted that in order for this site to operate the applicant will need an Environmental Permit from the Environment Agency under the Environmental Permitting (England and Wales) Regulations (ERP) 2010. The permit will regulate and control day to day general management, including operations, maintenance and pollution incidents. The permit will also monitor and control relevant emissions to water, air and land.
- 6.20 The ES indicates that the applicant intends using the manure generated on site as a fertiliser on his arable land and that no manure on clean out of the buildings at the end of each cycle will be stored on site. This is considered a sustainable use, however odour in relation to intensive poultry units is generally during the clean out and disposal operations and therefore it is recommended that conditions with regards to transportation off site and a manure management plan are attached to any approval.
- 6.21 With consideration to the above-mentioned controls, it is considered that the development is acceptable and complies with Policies DR2, E16 and other relevant HUDP policies as well as the guidance provided by the NPPF.

Other Matters

- 6.22 Other matters raised such as lack of on-site facilities for employees, impacts on public footpaths and scale of development on site are considered to be addressed satisfactorily. Members will be aware that the potential devaluation of surrounding properties is not a material planning consideration.

Conclusions

- 6.23 The application proposes a significant development that will have an impact on the landscape. However it is considered to be of a scale that can be successfully integrated into the surrounding landscape character with consideration to existing native vegetation adjacent to the site and further landscape mitigation as proposed.
- 6.24 Vehicular access into and out of the site is directly onto the A4110 and whilst it is acknowledged that several letters of objection raise concerns about highway safety in respect of additional vehicle movements, there is no evidence to substantiate this and the Transportation Manager raises no objections in relationship to highway safety and/or capacity.
- 6.25 Whilst it is acknowledged that the mature oak tree, situated alongside the A4110, to the south of the site is not ideally situated in terms of visibility, it is not considered to be a sufficient obstruction so as to warrant a recommendation for refusal. Moreover the pragmatic approach now put forward will ensure its welcome retention.
- 6.26 The site is not located in a high risk flood area and the applicants submitted a Flood Risk Assessment which is accepted by the EA and the Land Drainage Manager. Whilst it is acknowledged that there are localised flooding issues, it is considered that this development will not exacerbate flooding and drainage issues in the locality.
- 6.27 Residential amenity and potential odour issues are considered to be addressed satisfactorily. Conditions on odour issues in order to ensure protection of the surrounding environment are recommended to be attached to any approval. Furthermore the site will require an

Environmental Permit from the EA in order to operate and this permit controls issues in relationship to amenity, odour and pollution issues.

6.28 With consideration to the above the development is considered acceptable and in accordance with the HUDP as well as the NPPF.

RECOMMENDATION

That 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. **C09 Details of cladding (agricultural and industrial buildings)**
4. **I32 Details of floodlighting/external lighting**
5. **G02 Retention of trees and hedgerows**
6. **G10 Landscaping scheme**
7. **G11 Landscaping scheme - implementation**
8. **G14 Landscape management plan**
9. **I55 Site Waste Management**
10. **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.

11. **The recommendations set out in Section 7.6.7 of the Wold Ecology ecologist's report dated November 2013 must be followed in relation to the identified protected species. Prior to commencement of the development, an ecological assessment for great crested newt will be carried out. If great crested newts (or any other protected species) are identified a full working method statement must be submitted to and be approved in writing by the local planning authority, and the work shall be implemented as approved. An appropriately qualified and experienced ecological clerk of works must be appointed (or consultant engaged in that capacity) to oversee the ecological mitigation work.**

Reason: To ensure that all species are protected having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 and Policies NC1, NC6, NC7 NC8 and NC9 of the Herefordshire Unitary Development Plan in relation to Nature Conservation and Biodiversity and to meet the requirements of the National Planning Policy Framework and the NERC Act 2006.

12. **Prior to commencement of the development, a habitat protection and enhancement scheme must be submitted to and be approved in writing by the local planning authority, and the scheme shall be implemented as approved.**

Reason: To ensure that all species are protected having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species

Regulations 2010 and Policies NC1, NC6 NC7, NC8 and NC9 of the Herefordshire Unitary Development Plan in relation to Nature Conservation and Biodiversity and to meet the requirements of the National Planning Policy Framework and the NERC Act 2006.

- 13. Prior to any development on site full details of the required “Give Way” markings/signage to be located at least 5 metres back from the back edge of the adjoining carriageway, together with a timescale for its installation shall be submitted to and approved in writing by the Local Planning Authority. The approved markings/signage shall be provided prior to the first use of the development hereby approved and shall be maintained in perpetuity.

Reason: In consideration of the location for the proposed development, and a nearby roadside verge mature tree and to comply with Policy DR3 of the Herefordshire Unitary Development Plan.

- 14. L04 Comprehensive & Integrated drainage of site
- 15. I55 Site Waste Management

Informative:

- 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.

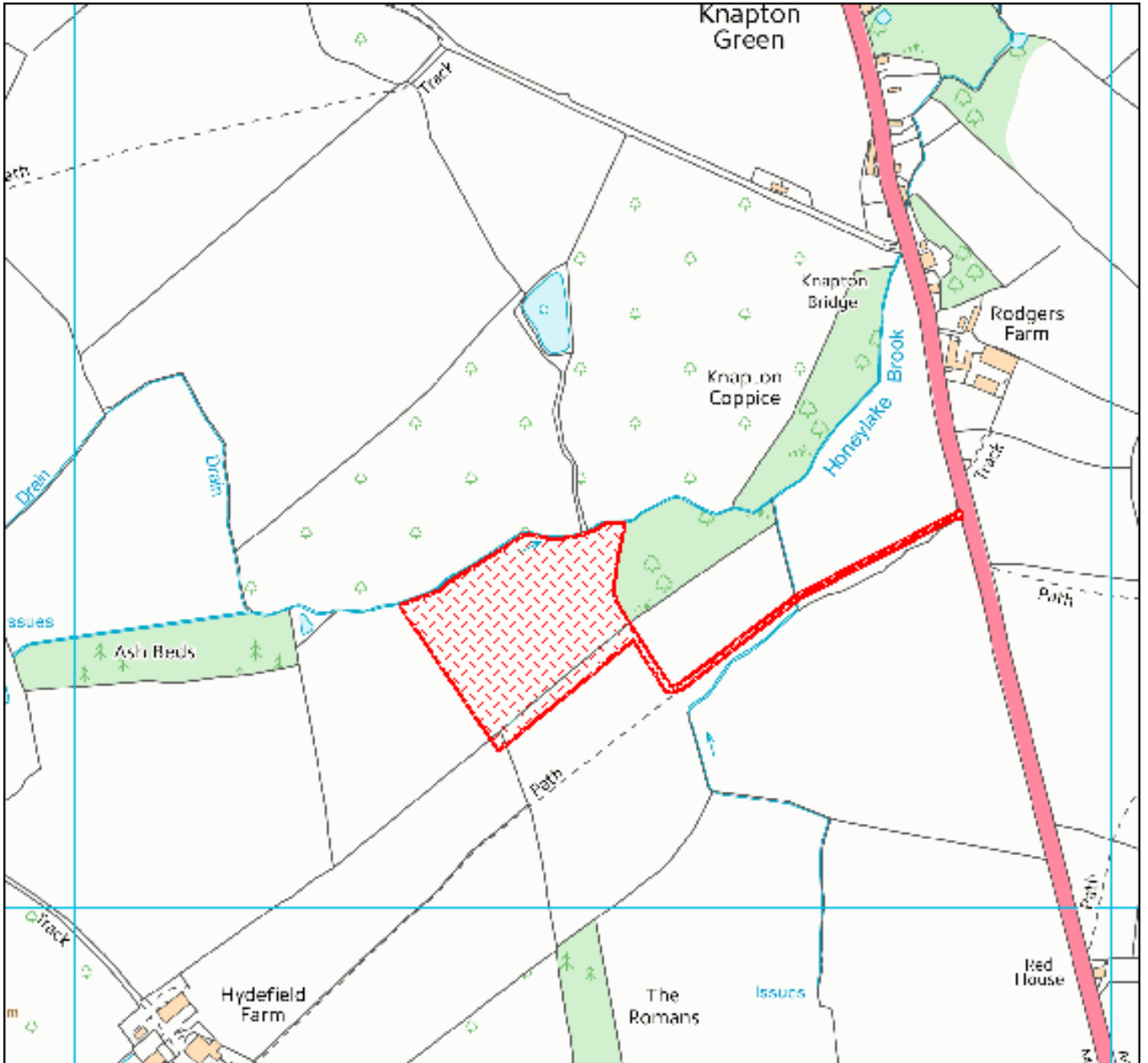
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: 133504/F

SITE ADDRESS : LAND WEST OF A4110, KNAPTON GREEN, HEREFORDSHIRE, HR4 8EP

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