

<b>MEETING:</b>	<b>PLANNING COMMITTEE</b>
<b>DATE:</b>	<b>16 MARCH 2016</b>
<b>TITLE OF REPORT:</b>	<p><b>151325 - PROPOSED ERECTION OF THREE DWELLINGS WITH ASSOCIATED LANDSCAPING AND INFRASTRUCTURE AT LAND ADJACENT TO LUSTONBURY, LUSTON, LEOMINSTER, HEREFORDSHIRE, HR6 0AP</b></p> <p><b>For: Mr Morgan per Owen Hicks Architecture, Second Floor Offices, 46 Bridge Street, Hereford, Herefordshire, HR4 9DG</b></p>
<b>WEBSITE LINK:</b>	<a href="https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=151325&amp;search=151325">https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=151325&amp;search=151325</a>
<b>Reason Application submitted to Committee – Redirection</b>	

**Date Received: 29 April 2015**

**Ward: Bircher**

**Grid Ref: 348798,262657**

**Expiry Date: 31 March 2016**

Local Member: Councillor WLS Bowen

## **1. Site Description and Proposal**

- 1.1 The proposal site is accessed off the northern side of the B4361 road. The access passes Bury Croft, a grade II listed building on the western side before descending along a gravel based track. The proposed site comprises an area of concrete apron, covered in part by vegetation on which stood a modern portal framed agricultural building that was removed in the last few years, together with an area just to the north of the concrete apron.
- 1.2 The proposal is a pair of three bedroom dwellings on the eastern side of the aforementioned track that are aligned roughly parallel to the existing track and a detached three bedroom dwelling to the north aligned roughly east to west. The external appearance of all three dwellings seeks to reflect the character of barn conversions. The roofs will be covered with natural slate and the first floor area will be horizontal oak timber cladding that will be left to silver naturally. The floor below will comprise local natural stone walling.
- 1.3 The ground floor of each dwelling has a two bay parking area with horizontal oak clad doors and two en-suite bedrooms. The first floor will provide a master bedroom and an open plan sitting room and kitchen/dining room area. The rear gardens will be defined by native species hedgerow and the existing partially treed eastern boundary will be supplemented by further tree planting. It is proposed to remove one tree and provide tree root protection to trees as required.
- 1.4 This site is within the Luston Conservation Area.

## 2. Policies

### 2.1 The Herefordshire Local Plan - Core Strategy

SS1	-	Presumption in Favour of Sustainable Development
SS2	-	Delivering New Homes
SS3	-	Releasing Land for Residential Development
SS4	-	Movement and Transportation
SS6	-	Addressing Climate Change
RA1	-	Rural Housing Strategy
RA2	-	Herefordshire's Villages
H1	-	Affordable Housing – Thresholds and Targets
H3	-	Ensuring an Appropriate Range and Mix of Housing
MT1	-	Traffic Management, Highway Safety and Promoting Active Travel
LD1	-	Landscape and Townscape
LD2	-	Biodiversity and Geodiversity
LD3	-	Green Infrastructure
LD4	-	Historic environment and heritage assets
SD1	-	Sustainable Design and Energy Efficiency
SD3	-	Sustainable Water Management and Water Resources
SD4	-	Wastewater Treatment and River Water Quality
ID1	-	Infrastructure Delivery

### 2.2 NPPF

The following chapters are of particular relevance to this proposal:  
Introduction - Achieving sustainable development

Section 4	-	Promoting sustainable communities
Section 6	-	Delivering a wide choice of high quality homes
Section 7	-	Requiring good design
Section 8	-	Promoting healthy communities
Section 11	-	Conserving and enhancing the historic environment
Section 12	-	Conserving and enhancing the natural environment

### 2.3 Neighbourhood Planning

The Neighbourhood Plan area for Luston was designated on 4 September 2013. The plan is scheduled to reach the Regulation 14 stage on 6 March 2016 and whilst it is a material consideration it is not sufficiently advanced to attract weight for the purposes of determining planning applications.

### 2.4 The Core Strategy policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

<https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/core-strategy/adopted-core-strategy>

## 3. Planning History

- 3.1 NC2000/2007/F – Erection of three detached dwellings – Refused 26/9/2000. Dismissed on Appeal 24/5/2001
- 3.2 98/0058/N – 4 dwellings with private garages and estate roadway – Refused 10/3/1998

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Further information on the subject of this report is available from Mr A Prior on 01432 261932

## 4. Consultation Summary

### Statutory Consultations

#### 4.1 Historic England

The proposed scheme will take place within the Luston conservation area and the statutory requirement to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area (s.72, 1990 Act) must be taken into account by your authority when making its decision.

Development within in this site should seek to promote or reinforce the local distinctiveness of the conservation area in line with NPPF paragraphs 58 to 61. This should be reflected in the materials, rhythm, style of architectural details and form of the proposed development. And we therefore advise you to consider whether the proposed design takes these matters into consideration.

#### 4.2 Natural England

Natural England has received notification from a member of the public, stating that hedgehogs, grass snakes and numerous species of breeding birds (e.g. hen harriers, lesser spotted woodpecker, tree sparrow, the creeper, nuthatch, house martins, swallows and owls) are present within and around the above-mentioned site.

It is the responsibility of Herefordshire Council to ensure that all protected species are a material consideration and that ecological surveys have been carried out where appropriate, and the Council may wish to seek advice on whether further survey effort is required from their in-house or County ecologist. Natural England is not a statutory consultee for planning applications just affecting protected species and we will only provide species advice during the consultation period if the Local Planning Authority raises specific queries when applying our Standing Advice to an application.

### Internal Council Consultations

#### 4.3 Transportation Manager has no objections

#### 4.4 Conservation Manager (Historic Buildings) has no objections following the revision to the principal elevations of the pair of dwellings and clarification of the eaves/guttering detail

#### 4.5 Conservation Manager (Ecology) has no objections following receipt of further details and information.

A pre-commencement herpetological site survey inspection for the presence of amphibians and reptiles needs to be carried out. I seek this because of the uncertainty regarding protected fauna within these groups to be assured there will be no unmitigated impact on them. To ensure this I recommend that a non-standard compliance condition is attached.

#### 4.6 Conservation Manager (Archaeology) recommends

The site is a sensitive one, being a former grange of Leominster Priory with clear potential for buried archaeological remains (Ref HHER 8920).

In accordance with Para 141 of the NPPF, and saved Policy ARCH6 of the UDP, I would recommend a suitable archaeological condition (E01 / C47) to secure appropriate archaeological recording as mitigation.

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Further information on the subject of this report is available from Mr A Prior on 01432 261932

## 5. Representations

### 5.1 Luston Group Parish Council object:

Luston Group Parish Council does not believe the proposed development is appropriate for the site. The proposed dwellings will overlook neighbouring properties, particularly the bungalow opposite the proposed detached dwelling. The proposed development is outside the settlement boundary, and in the centre of a unique group of listed buildings. The listed buildings will be affected adversely by the proposed dwellings. The parish council believes the reasons for denying planning permission for an earlier application on the site in 2001 (NC2000/2007/F) apply to this application as well.

### 5.2 Leominster Civic Society

Leominster Civic Society believes the Council needs to consider this application very carefully and with expert advice. Lustonbury is one of the four granges that supported Leominster Priory since Anglo-Saxon times. It deserves more archaeological investigation.

### 5.3 Eleven letters of objection have been received making the following points:-

1. Archaeological investigation first: medieval Bury site. One of seven Burys
2. Found skeletons. Pond and dovecote to be found.
3. Impact on ancient monk's pond
4. Compromises setting of listed buildings; new dwellings will screen views of listed buildings
5. Overlooked by upside down houses i.e living accommodation on first floor. And site overlooked by existing properties
6. Noise. Light pollution
7. Access onto fast bend of B road -30mph speed limit not respected
8. Needs FRA
9. No amenities or footpath, pub closed, school to north. Question need as 15 houses for sale as regards housing shortfall.
10. Footpath through site on 1928 OS map
11. Below water table , boggy ,drainage not guaranteed
12. Pond used for outfall is ours
13. Need ecological impact assessment .Great number of species use site
14. 80% of Parish poll said no to development in and around Lustonbury.
15. One better designed dwelling a possibility

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

<https://www.herefordshire.gov.uk/housing/planning/searchplanningapplications.aspx>

Internet access is available at the Council's Customer Service Centres:-

<https://www.herefordshire.gov.uk/government-citizens-and-rights/customer-services-enquiries/contact-details?q=customer&type=suggestedpage>

## 6. Officer's Appraisal

### Policy Context

### 6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states as follows:

*“If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”*

- 6.2 In this instance the Development Plan for the area is the Herefordshire Local Plan - Core Strategy (CS). A range of CS policies, referred to at section 2.3, are relevant to development of this nature. The strategic Policy SS1 sets out a presumption in favour of sustainable development, reflective of the positive presumption enshrined in the NPPF. SS1 confirms proposals that accord with the policies of the Core Strategy (and, where relevant other Development Plan Documents and Neighbourhood Development Plans) will be approved, unless material considerations indicate otherwise.
- 6.3 As per the NPPF, the delivery of sustainable housing development to meet objectively assessed needs is a central Core Strategy theme. Policy SS2 ‘Delivering new homes’ confirms that Hereford, with the market towns in the tier below, is the main focus for new housing development. In the rural areas new housing development will be acceptable *“where it helps to meet housing needs and requirements, supports the rural economy and local services and facilities and is responsive to the needs of its community.”*
- 6.4 Equally it is clear that failure to maintain a robust NPPF compliant supply of housing land will render the housing supply policies of the Core Strategy out-of-date. Policy SS3 ‘Ensuring sufficient housing land delivery’ thus imposes requirements on the Council in the event that completions fall below the trajectory set out in Core Strategy Appendix 4. In this respect the recent appeal decision for development at Rosemary Lane, Leintwardine confirms that as this point, the Council is not able to demonstrate a 5 year supply of housing land and the Core Strategy policies relevant to the supply of housing cannot be given weight. Instead the planning balance as per NPPF paragraph 14 (referred to in NPPF Para 49) is the appropriate test.
- 6.5 Irrespective of the weight to be ascribed to the Core Strategy housing supply policies, it is useful to review the application in context. Luston is identified as one of the rural settlements within the Leominster Housing Market Area (HMA). These settlements are to be the main focus of proportionate housing development in the rural areas. The strategy set out at Core Strategy Policy RA1 is to ascribe an indicative housing growth target for the settlements listed within each rural HMA. Within the Leominster rural HMA the indicative minimum housing growth is 14%. The minimum indicative growth target for Luston Group Parish between 2011 and 2031 is 55 dwellings, with 13 commitments or completions between 2011 and 2014.
- 6.6 The preamble to RA2 – Housing in settlements outside Hereford and the market towns states: *“Within these [figure 4.14] settlements carefully considered development which is proportionate to the size of the community and its needs will be permitted.”* The proactive approach to neighbourhood planning in Herefordshire is also noted and that when adopted, Neighbourhood Development Plans (NDPs) will be the principal mechanism by which new rural housing will be identified, allocated and managed. Luston Group Parish Council has not progressed the NDP to draft stage. Accordingly, the Neighbourhood Plan is not presently sufficiently advanced to be attributed weight for the purposes of decision-taking and planning applications cannot, in these circumstances, be refused because they are potentially prejudicial to the neighbourhood plan.
- 6.7 However, and particularly until NDPs are adopted, RA2 is positively expressed insofar as housing proposals will be permitted where the four criteria of the policy are met. Moreover, the Inspector’s Main Modification 038 confirms that in the period leading up to the definition of appropriate settlement boundaries i.e. until such time as NDPs define a settlement boundary, the Council will *“assess any applications for residential developments in Figure 4.14 and 4.15 against their relationship to the main built up form of the settlement.”* Thus with the NDP not yet attracting weight, policy RA2 is key to assessment of planning applications that deliver housing in the rural settlements.

6.8 Policy RA2 states that housing proposals will be permitted where the following criteria are met:

- *Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. In relation to smaller settlements identified in fig 4.15, proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement; and/or result in development that contributes to or is essential to the social well-being of the settlement concerned.*
- *Their locations make the best and full use of suitable brownfield sites wherever possible.*
- *They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting.*
- *They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in the particular settlement, reflecting local demand.*

6.9 Thus it can be seen that Policy RA2 requires assessment of the development proposed against the size, role and function of the village, location relative to the main built form and that the scheme is high quality and sustainable, making a positive contribution to the surrounding environment and its landscape setting.

6.10 This application also needs to be determined in accordance with policies relating to the setting of listed buildings and the designated Conservation Area and historical context, the biodiversity of the site, the means of access from the B4361 road and the impact on the amenity of residents living in the vicinity of the site.

### **NPPF/Housing Land Supply**

6.11 The Council cannot demonstrate a five-year supply of housing land with requisite buffer. The housing policies of the CS are thus out-of-date and the full weight of the NPPF is applicable. CS policies may be attributed weight according to their consistency with the NPPF; the greater the consistency, the greater the weight that may be accorded. The pursuit of sustainable development is a golden thread running through both plan-making and decision-taking and identifies three dimensions to sustainable development; the economic, social and environmental roles.

6.12 When considering the three indivisible dimensions of sustainable development as set out in the NPPF, officers consider that the scheme when considered as a whole is representative of sustainable development and that in the absence of significant and demonstrable adverse impacts, the application should be approved.

6.13 The site adjoins the settlement of Luston and is, having regard to the NPPF and CS, a sustainable location as confirmed by its listing within RA2.

6.14 The contribution the development would make in terms of jobs and associated activity in the construction sector and supporting businesses should also be acknowledged as fulfilment of the economic role. In providing a greater supply of housing and breadth of choice officers consider that the scheme also responds positively to the requirement to demonstrate fulfilment of the social dimension of sustainable development.

### **Impact on Setting of Settlement and Heritage Assets**

6.15 The proposal site is within Luston Conservation Area, a heritage asset and is within the vicinity(setting) of listed buildings to the west that have been converted into dwellings and the original Bury Farmhouse to the south-east and Bury Croft to the south and therefore the proposal needs to be determined in accordance with Policies SS6 (environmental quality and local distinctiveness), LD1 (landscape and townscape), LD2 (biodiversity and geodiversity), LD3

(green infrastructure) and LD4 (historic environment and heritage assets) are broadly consistent with Chapters 11 and 12 of the NPPF.

- 6.16 This is a sensitive site given the relationship of the the three proposed dwellings to listed buildings to the south, south-east and west and the siting within the Conservation Area. It is not though a greenfield site; it is one that had previously had a portal framed building erected on it evidence of which is the concrete apron. There is also a track that runs along the western side of the site which does not enhance this part of the designated Conservation Area and in turn impacts upon the the setting of listed buildings in the vicinity of the site. This proposal utilises a developed area of the site and reflects with the siting and design of materials of the dwellings proposed a farmstead comprising buildings of proportion, scale and massing that compliment the setting of the listed buildings. It is a significant revision from the last scheme submitted for the site in 2000, referred to in representations of the Group Parish Council, that was refused and dismissed on appeal. That scheme comprised three detached plain tiled brick faced detached dwellings; it was also refused as being detrimental to the setting of listed buildings and constituting development outside of the settlement boundary as defined in the Adopted Leominster District Local Plan. The current proposal adjoins the built form of Luston and unlike the application determined 15 years ago needs to be determined in the context of current policy in the Core Strategy which is informed by the NPPF and with regard to the merits of the current scheme. It should be noted that neither English Heritage nor the Council Conservation Manager raise objection to the current proposal.

### **Archaeology**

- 6.17 This site as evident from representations received is an historic one dating back over centuries in relation to Leominster Priory, as confirmed by the Council's Archaeological Advisor. However, the recommendation received is that whilst there is a historical context for this development site as there is across other sites in Luston that have burgage plots, this factor is not one that prohibits development of the site subject to a watching brief condition recommended by the Council's Archaeological Advisor.

### **Transport**

- 6.18 It is stated in representations received that the existing means of access, already used by residents living in the vicinity of the site and historically used as an access to farm buildings, is not of sufficient standard to provide a satisfactory means of access onto a bend in the B4321 road. Notwithstanding these local concerns, there is no objection from the Transportation Manager and it is considered that the existing access arrangements which allow vehicles to turn off the B class road whilst traffic joins the highway are of sufficient standard to allow increased traffic to utilise this access point without detriment to highway safety as required by the provisions of Policy MT1 of the Core Strategy.

### **Ecology**

- 6.19 This is an issue that has protracted determination of the proposal, particularly in respect of the presence of ponds in the vicinity of the site. The proposal had otherwise anticipated the presence of bats by incorporating bat boxes into the new buildings. The site is just to the north-west of a traditional orchard close to Bury Farmhouse which provides a good habitat for bats and birds, as well as ground cover for invertebrates. The proposal has been further supplemented by details for fruit tree planting, bird boxes, bat boxes, hedgehog domes and an arboricultural assessment. Support is though conditional upon a herpetological survey being carried out ideally in the Spring or possibly in the Autumn. It is with this proviso that notwithstanding the representations received relating to wildlife observed in the locality, this proposal accords with the provisions of Policy LD2 of Core Strategy as the submitted scheme provides the required mitigation for the biodiversity interest of the site.

## **Impact on Residential Amenity**

- 6.20 Representations have been received in relation to the perceived impact on residential amenity from residents living in the new properties overlooking existing properties particularly to the north and west of the three dwellings proposed and alternately by said properties overlooking the three dwellings. However, there is sufficient distance between proposed Units 2 and 3 and the Upper Court dwellings to the west of at minimum 31 metres and 21 metres between Unit 1 and the dwelling to the north such that the amenity of existing and proposed dwellings will not be adversely impacted upon. Therefore, the proposal accords with Policy SD1 of Core Strategy, in this respect.

## **Summary and Conclusions**

- 6.21 The pursuit of sustainable development is a golden thread running through both plan-making and decision-taking and identifies three dimensions to sustainable development; the economic, social and environmental roles. This is carried on in the provisions of the Core Strategy objectives which translate into policies encouraging social progress, economic prosperity and controlling environmental quality.
- 6.22 When considering the three indivisible dimensions of sustainable development as set out in the paragraph 14 of the NPPF, officers consider that the scheme when considered as a whole is representative of sustainable development and that the presumption in favour of approval is engaged. The site adjoins the settlement of Luston. Also, based upon the Inspector's finding in a recent appeal in Leintwardine, since there is not a 5 year housing land supply at the present time, it is concluded that, as Luston has been identified as a settlement for growth, this proposal is not only environmentally acceptable in relation to this part of the settlement but it will also provide a modest contribution to the dwellings required given the stated shortfall in housing land supply. It is considered to be a sustainable location with good access to a wide variety of services and facilities. In this respect the proposal is in broad accordance with the requirements of chapter 4 of the NPPF (Promoting sustainable travel).
- 6.23 The contribution the development would make in terms of jobs and associated activity in the construction sector and supporting businesses should also be acknowledged as fulfilment of the economic role of sustainability.
- 6.24 The tension, in this case, relates to the environmental impact on an historically sensitive site. Whilst it is acknowledged that the site is of historic interest as stated in representations and as confirmed by the Council's Archaeological advisor, it is, nevertheless, a previously developed site that was part of a working farm and the scheme proposed is sensitively executed and landscaped such that the setting of the grade II listed buildings around the site will not be adversely impacted upon and the archaeological interest of the site, a heritage asset, will be safeguarded.
- 6.25 Additional traffic will join the B4361 however this road is capable of taking the increased traffic volumes without having an adverse impact on highway safety
- 6.26 Acceptable foul and surface water drainage can be provided. There is sufficient land available for the treatment of foul drainage and service water drainage details will be the subject of the prior approval of the planning authority.
- 6.27 Ecological issues can be addressed by submission of a herpetological assessment at the appropriate time of the year. This requirement, together with the additional planting of fruit trees, native species hedgerow planting and protection of existing and provision of bat boxes across the three dwellings, will provide measures for improving biodiversity in and around the development site.



- 6.28 The residential amenity of residents living in the vicinity of the site will not be adversely impacted upon and nor will the residents of the three properties proposed be adversely overlooked particularly given the private areas of screened garden areas provided with the dwellings proposed.
- 6.29 Officers conclude that there are no overriding landscape, highways, drainage, recreation and ecological issues that should lead towards refusal of the application and that any adverse impacts associated with granting planning permission are not considered to significantly and demonstrably outweigh the benefits in accordance with the provisions of the NPPF. It is therefore recommended that planning permission be granted subject to planning conditions.

## **RECOMMENDATION**

**That planning permission be granted subject to the following conditions:**

1. **The development hereby permitted shall be begun before the expiration of one year from the date of this permission.**  
  
**Reason: To comply with the provisions of Section 91(1) (b) of the Town and Country Planning Act 1990 (as amended) and to reflect the decision of the local planning authority on 4 March 2009 to suspend (effective from 1 April 2009) the requirements of the Authority's Planning Obligations Supplementary Planning Document (February 2008) in relation to all employment developments falling within Classes B1, B2 and B8 of the Town and Country Planning Use Classes Order 1987 as amended by the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005, the employment element of any mixed use development and residential developments of five dwellings or less.**
2. **B01 Development in accordance with approved plans**
3. **C01 Samples of external materials**
4. **F08 No conversion of garages to habitable accommodation**
5. **G03 Retention of existing trees /hedgerows**
6. **G04 Protection of trees/hedgerows that are to be retained**
7. **G11 Landscaping scheme –implementation**
8. **H13 Access , turning and parking**
9. **E01 Site investigation – archaeology**
10. **The recommendations for species and habitat enhancements set out in the Herpetological Research and Consultancy report dated April 2015 should be followed unless otherwise agreed in writing by the local planning authority and the scheme shall be carried out as approved. A site survey for herpetological species shall be carried out in-season prior to any site clearance. On completion of the ecological survey and enhancement measures, confirmation of findings and any mitigation proposals required should be made to the local planning authority in writing together with photographic evidence of the measures implemented.**

**An appropriately qualified and experienced ecological clerk of works should be appointed (or consultant engaged in that capacity) to oversee the site clearance and ecological mitigation work.**

**Reasons:** To ensure that all species are protected having regard to the Wildlife and Countryside Act 1981 (with amendments and as supplemented by the Countryside and Rights of Way Act 2000), the Natural Environment and Rural Communities Act 2006 and the Conservation of Habitats and Species Regulations 2010 (and 2012 amendment).

To comply Herefordshire Council's Policies LD2 Biodiversity and Geodiversity, LD3 Green Infrastructure of the Herefordshire Local Plan Core Strategy 2013 – 2031 and to meet the requirements of the National Planning Policy Framework (NPPF).

11. I20 Scheme of surface drainage
12. 121 Scheme of surface water regulation
13. I18 Scheme of foul drainage disposal
14. Prior to the first occupation of any of the residential development hereby permitted written evidence / certification demonstrating that water conservation and efficiency measures to achieve the 'Housing – Optional Technical Standards – Water efficiency standards' (i.e. currently a maximum of 110 litres per person per day) for water consumption as a minimum have been installed / implemented shall be submitted to the Local Planning Authority for their written approval. The development shall not be first occupied until the Local Planning Authority have confirmed in writing receipt of the aforementioned evidence and their satisfaction with the submitted documentation. Thereafter those water conservation and efficiency measures shall be maintained for the lifetime of the development;

**Reason:** - To ensure water conservation and efficiency measures are secured, in accordance with policy SD3 (6) of the Herefordshire Local Plan Core Strategy 2011-2031

15. H27 Parking for site operatives
16. I32 Details of floodlighting/external lighting
17. 144 No burning materials/substances during construction phase
18. I16 Restriction of hours during construction
19. CE6 Water Efficiency - Residential
20. C65 Removal of permitted development rights

#### **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**

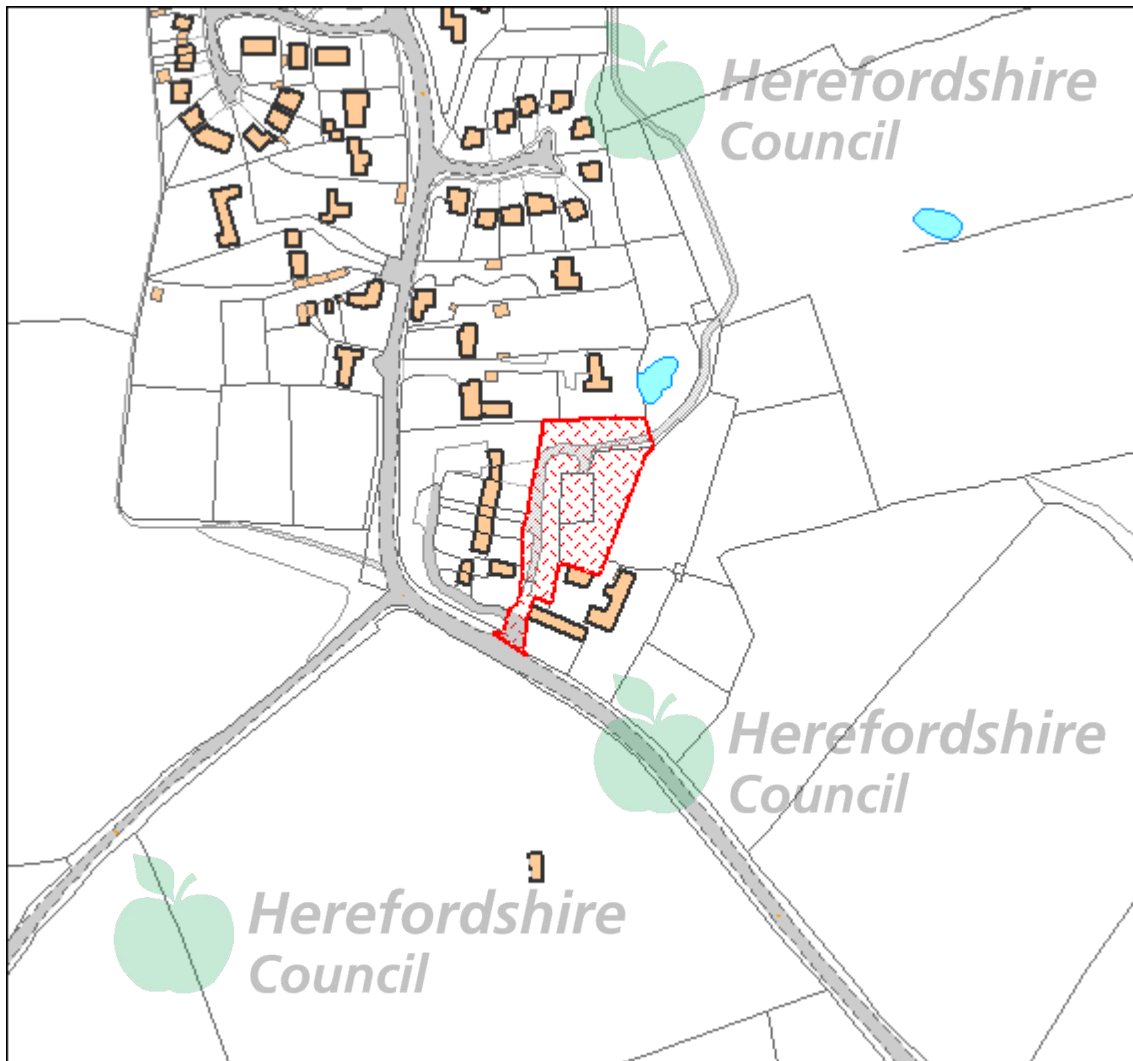
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Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** 151325

**SITE ADDRESS :** LAND ADJACENT TO LUSTONBURY, LUSTON, LEOMINSTER, HEREFORDSHIRE, HR6 0AP

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