

MEETING:	PLANNING AND REGULATORY COMMITTEE
DATE:	6 December 2017
TITLE OF REPORT:	173692 - PROPOSED 5 NO. DWELLINGS WITH GARAGES AND TREATMENT PLANT AT LAND ADJACENT TO VILLAGE HALL, AYMESTREY, LEOMINSTER. For: G & J Probert per Mr John Needham, 22 Broad Street, Ludlow, Shropshire, SY8 1NG
WEBSITE LINK:	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=173692&search=173692
Reason Application submitted to Committee – re-direction	

Date Received: 28 September 2017 **Ward: Mortimer** **Grid Ref: 342578,264893**
Expiry Date: 27 November 2017
Local Member: Councillor CA Gandy

1. Site Description and Proposal

- 1.1 The application site is located on the eastern side of the A4110 immediately to the south of the village hall in Aymestrey. To the north of this on the same side of the highway is Aymestrey Court, beyond which is the Grade I listed Church of St John the Baptist and St Alkmund.
- 1.2 The site is currently in agricultural use and is roughly rectangular in shape. Mature hedgerows and trees are present along the site's frontage which is approximately 85m. The land slopes from west to east towards the River Lugg, which is 160 metres from the site boundary. There is existing residential development opposite the site along Bacon Lane.
- 1.3 The proposal is to construct five dwellings with garages on the site, consisting of two x 3 bed and three x 4 bed traditionally styled properties. A new access is proposed off the A4110, which has been subject of much discussion and has been relocated further to the north from the location originally proposed to improve visibility. A landscaping scheme would be implemented across the site. Levels are proposed to ensure that the ridge line of the dwellings does not project above the height of the village hall ridgeline.
- 1.4 An identical application was before planning committee on 26th April 2017. At that time the following resolution was made

RESOLVED: That officers named in the scheme of delegation to officers be authorised to grant planning permission, following consultation with the Chairman and local ward member, subject to the conditions set out in the report and update and any other conditions considered necessary by officers and there being no adverse comments received from Historic England, and subject to the application

Further information on the subject of this report is available from Mr M Tansley on 01432 261815

being brought back to the Committee for consideration if such adverse comments were received.

- 1.5 Before it could be returned to Committee it was found that the application had, as a consequence of the withdrawal of the appeal against non-determination, been withdrawn completely. Hence it was necessary for the application to be submitted anew.

2. Policies

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

SS1	-	Presumption in favour of Sustainable Development
SS2	-	Delivering New Homes
SS3	-	Releasing Land for Residential Development
SS4	-	Movement and Transportation
SS6	-	Environmental Quality and Local Distinctiveness
RA1	-	Rural Housing Distribution
RA2	-	Housing in Settlements Outside Hereford and the Market Towns
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	-	Waste Water Treatment and River Water Quality

- 2.2 NPPF - Achieving Sustainable Development & Chapters 4, 6, 7, 8, 11 and 12

- 2.3 Aymestrey Neighbourhood Development Plan was designated on 7th January 2016 but has not yet reached regulation 14 stage. It cannot be attributed any weight within the decision making process.

- 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/info/200185/local_plan/137/adopted_core_strategy

3. Planning History

- 3.1 153330 - An identical application which was subject to appeal against non-determination that was subsequently withdrawn. In the event that appeals against non-determination are withdrawn, the planning application is, in effect, also withdrawn.

4. Consultation Summary

Statutory Consultations

- 4.1 Welsh Water

As the applicant intends utilising a private treatment works we would advise that the applicant contacts the Environment Agency, who may have an input in the regulation of this method of drainage disposal.

However, should circumstances change and a connection to the public sewerage system/public sewerage treatment works is preferred we must be re-consulted on this application.

4.2 Historic England

The Church of St John the Baptist and St Alkmund in Aymestrey is listed Grade I and sits in the flat land of the Lugg valley. The majestic square stone tower of the church is a focal point in views up the valley on leaving Mortimer's Cross. The valley provides the setting in which the church is experienced and one which bears evidence an ancient history of strategic occupation from the Scheduled hillforts of Pyon Wood and Croft Ambrey to the undesignated route of the Roman Road to Leintwardine, the Scheduled remains of medieval motte and bailey castles, the undesignated site of the Battle of Mortimer's Cross and medieval and post medieval Listed Buildings. The setting of the church is therefore extensive, attractive and characterised by designated and undesignated heritage which contributes to the significance of the church.

Historic England considers that the proposed development lies within the wider setting of the church as described above and will necessarily impact upon it. Paragraph 132 of the NPPF is clear that heritage assets are irreplaceable and that harm to their significance including that which may result by virtue of development within their setting requires a clear and convincing justification. Where harm is less than substantial, it should be weighed against the public benefits of the proposal (paragraph 134).

Historic England's publication Historic Environment Good Practice in Planning: The Setting of Heritage Assets recommends a staged approach to the assessment of development within the setting of heritage assets. This approach has been used in the submitted Heritage Assessment. The assessment places greater emphasis on the monumental character of the church set against smaller structures as seen within the village compared to the church in its broader setting. While Historic England is not entirely convinced by this emphasis, we broadly agree with the conclusion that the proposal has a negative impact on views approaching Wigmore from the south on the main road. We consider that the development changes the way in which the church is experienced in its wider setting and that less than substantial harm is caused. We are not expert in assessing whether the degree of harm is outweighed by the public benefits of the proposal; this is a matter for the Council to assess.

Recommendation

Historic England has concerns regarding the application on heritage grounds. In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. And also of section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Internal Council Consultations

4.3 Historic Building Officer

Background to Recommendations

Description & Location of Development

The proposals are for a group of 5 houses on land to south of Aymestrey, Herefordshire

The nearby Heritage Assets which could potentially be affected are the church (Grade 1), an un-registered Park & Garden to the N, Croft Castle 2.3km to the E (Grade 1), Croft Castle Park 840m to the SE (Grade 2*)

There is also Aymestrey Court, an unlisted timber framed building to the North and an unlisted former tin tabernacle to the West, now converted.

Aymestrey is a scattered linear settlement situated within a flat bottomed valley with a ridge to the E and hills to the W. It is characterised by a mix of modern and vernacular houses with the Church as a centrepiece.

Comments

Setting is the surrounding area in which a heritage asset is experienced. This is not necessarily reliant on there being direct views between a site and the object. (for example, buildings or sites which are close to each other, but not visible from each other, may have a connection due to historic or aesthetic connections which means that they are within each other's setting, for example a lodge for a country house designed by the same architect, or buildings associated with a historic event such as a battle.

If you consider that the experience of the church, as with many similar villages, the centre piece of any village, is partly how it is perceived from the approach to and through the village, then the field is within that setting.

The development is such that whilst it would alter the setting, it is not felt that this would harm the setting. Therefore we do not feel that the proposals would trigger paragraph 134 of the NPPF. When viewed from the SE of the churchyard, it is likely that the housing would be perceived from the Church to a limited extent, and the church will be perceived from the housing. The design and layout of the housing is not such that it would detract from the character of the settlement and therefore the setting of the church. The setting of the church is that it is situated within a scattered linear village with views out to countryside beyond. It is not felt that the fundamental character of this setting will be changed, even though it will be altered to a limited degree.

Recommendations

The proposals would alter the setting of the church to a very limited degree, but it is not felt that this would be harmful as it would not affect those aspects of the setting which strongly contribute to its significance.

Care would be required over the design and detail of any development to ensure that it responds to local context as such we would recommend that, if approved, conditions are imposed relating to materials and detailing, in particular, roof materials and detailing, window details and walling materials. In terms of landscaping we would recommend native hedging, estate fencing etc as an appropriate response to context.

4.4 Transportation Manager: No objection subject to conditions

The traffic generated from the site can be accommodated within the network,

The site is located next to the village hall and south of Aymestrey.

The proposal requires visibility splays of 2.4m X distance and Y distance of 104m to the north and 160 to the south. More can be achieved to the south but securing this will enable a safe access.

The village has issues with speed, the PC has developed a scheme to be implemented which should impact on the locality, the issue is with visibility to the south. The visibility splay may slightly impede the proposed gateway feature, this will require redesigning if the development is built. The Gateway features do belong to the PC but this is under license to the highway authority via the council's service provider. This does become complicated in so far as alteration will be required. This will need to be accommodated within the agreement. The applicant has offered to pay for the extension of the 30mph but this is not supported locally and I understand the concerns in extending the speed limit will further detract from the impact of the 30mph zone, therefore the speed limit will not be extended. The cost for the speed limit will be better spent reinforcing the 30mph such as the 30mph red roundles. The speed heading south is recorded at 46.9mph and north being 44.9mph.

The connectivity (pedestrian crossing), will need to be detailed and accommodated within the S278 works.

The access to the site needs to incorporate radius and the footpath link to the village hall, this can be delivered and will be conditioned.

The hedgerow will need to be moved back, the visibility splay will be conditioned with the new centre line being a minimum of 1m behind the visibility splay and maintained as such.

Safety

If the above can be accommodated within any permission, the impact of the development is not deemed to be severe.

4.5 Environmental health (contamination) – no comment.

4.6 Ecologist - not received but previously no objection subject to condition.

4.7 Land drainage - no objection subject to conditions.

5. Representations

5.1 Aymestrey Parish Council

Aymestrey Parish Council confirms its objections to this application on the following grounds:

1) The development would harm the setting of the Grade I listed church as has been confirmed by Historic England, which made a finding of "less than substantial harm".

The proposed development is in conflict with paragraph 134 of the National Planning Policy Framework, which requires that where less than substantial harm will be caused to the significance of a heritage asset, the harm should be weighed against the public benefits of the proposal.

Paragraph 134 is one of the policies identified in footnote 9 of the NPPF as a specific policy under Limb 2 of paragraph 14, which indicates that development should be restricted.

The presumption in favour of development does not, therefore, apply. The committee report for planning application 153330 advised that the presumption in favour of development then applied because Herefordshire Council could not demonstrate a five year housing land supply and the Aymestrey Neighbourhood Development Plan had not yet reached Regulation 14 stage

and at that time the officer did not accept that there would be harm to the heritage asset or its setting.

This was the conclusion of the committee report:

“Given the current 5 year housing land position and absence of a Neighbourhood Development Plan being accorded any weight, this sustainable proposal, in the absence of material considerations demonstrating significant harm to outweigh the benefits, including loss of grade 2 agricultural land, is recommended for approval.”

The planning committee minutes do not give reasons for recommending approval at the meeting in April, so it can be assumed that the committee agreed with this conclusion and followed the recommendation of the officer report.

It is clear that the planning committee voted in favour of the development because it considered itself bound by the presumption in favour of development for the reasons given in the officer report.

As the presumption no longer applies, the decision must be to refuse. The Council cannot now find a different reason for approving the same development. The requirement for consistency in planning decisions is well established in case law and was reiterated earlier this year in *Baroness Cumberlege of Newick v Secretary of State for Communities and Local Government* [2017] EWHC 2057 (Admin).

2) Both the committee report and the lead development manager overstated the housing target for Aymestrey in saying that the parish needed to find an additional 15 houses.

Aymestrey needs to deliver sites for only 11 houses to meet its target and there is already a planning application for a new house at Yatton. Sites have been put forward to the NDP sufficient to meet that target and the parish has achieved average growth of two dwellings per year through windfalls in recent years, indicating that the target would be achieved without allocating any sites.

Consequently, the NDP, which is now approaching Regulation 14, will substantially over-deliver on its housing targets.

3) The development would prevent or significantly reduce the effectiveness of the traffic calming scheme, in particular the element for which the parish council has been granted funding by the Police and Crime Commission for West Mercia and Breedon Quarries and is nearly ready for installation.

This is the village gateway at the south end of the village close to the access to the proposed development. The aim of the gateways is to make the road appear narrower, encouraging drivers to slow down. This effect would be lost if the development went ahead because:

a) the gateway would have to be set back from the edge of the road by more than 1m than would otherwise be the case

and

b) the access itself, the loss of trees and the relocation of the hedge further away from the carriageway would all make the road appear wider.

The parish council has been working for several years to accomplish this traffic calming scheme. Controlling the speed of traffic through the village is a high priority: traffic speeds were identified as a problem by 80% of respondents in two separate surveys for the Parish Plan and

the Neighbourhood Development Plan. Traffic surveys have shown that the average traffic speed through the village is approaching 50 mph, despite the 30 mph speed limit.

One or more planning committee members proposed relocating the 30 mph limit on the A4110 in an attempt to reduce traffic speeds at the site entrance. This proposal had already been considered and dismissed by Aymestrey Parish Council and the Police. Extending a 30 mph reduces its effectiveness, would require the village gateways to be installed at a distance from the village itself and would require a Traffic Regulation Order.

The committee report for 153330 advised that the applicants had offered £10,000 towards the traffic calming scheme, but it has already been confirmed that the planning authority could not secure this funding because it will not use a S106 agreement.

3) The proposed development is suburban in layout and appearance, thus failing to reflect the character and setting of the historic village. The houses are large and in very large plots and would not deliver the housing needs of the settlement as established in Parish Plan and Neighbourhood Development Plan surveys. The surveys have identified the need for affordable and retirement homes. The residential area of the Aymestrey is on the opposite side of the A4110, with only two houses on this side of the road in the village, 200m north of this proposed development, the intervening land being traditional orchard. The development would fail to comply with any of the requirements of CS Policy RA2.

The officer report for 153330 mischaracterised the linear nature of the village, saying:

“There is no set building line and many of the existing buildings are set alongside, at right angles or obliquely to the main road and are dispersed and fairly sporadic further outside the village centre.”

This is not representative of the village, which is principally formed of historic buildings built close to and facing the A4110. The village is concentrated with no development south of the village hall and only the gate house to Yatton Court north of the bridge.

This linear form of development characterises Aymestrey village and is in itself of historic importance. This was confirmed in the recent appeal case no. APP/J0405/W/17/3169545 in which Planning Inspector Simon Warder said as follows:

“The linearity of Grendon Underwood is, therefore, locally distinctive and worthy of protection. I have already concluded that the proposal would relate poorly to the settlement edge.”

4) The development would result in the loss of 1 hectare of Grade 2 agricultural land. Grade 2 land is at a premium in the parish and this is the only part of this particular field that is outside a flood risk zone. The NDP will seek a higher density for new residential development in order to ensure that new housing meets identified local need and development will be directed to brownfield sites or, if no such sites are available, to agricultural land of lesser quality.

The loss of Best and Most Versatile land puts the development in conflict with paragraphs 109 and 112 of the NPPF and with policies SS6 and SD1 of the Core Strategy. Given this conflict with policy, the committee report to 153330 was wrong to conclude the proposals were deemed to be sustainable development.

5) The parish council objects to the removal of the old hedge and the trees at the proposed entrance, not only on ecology grounds, but due to visual impact. The removal of the hedgerows would interrupt a wildlife corridor placing the proposals in conflict with CS Policy LD3 and allow the houses to have an even greater impact on the landscape and the setting of the church.

6) The parish council is concerned about the limited pedestrian access from the site and requests that, if permission is granted, a footpath is provided connecting the development to Mortimers Cross, the main employment area of the parish.

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

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=173692&search=173692

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

6.1 S38 (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 The position in terms of the Council's 5 year housing land supply is that it sits at 4.54 years. The Aymestrey Group Parish Neighbourhood Development Plan has not yet reached Regulation 14 stage, and can be afforded no weight at this stage.

6.3 Aymestrey is an RA2 settlement within the Leominster Housing Market Area with an indicative growth target of 14%. As at 1 April 2017 the position was of the 23 dwellings required 8 had been built a further 6 committed leaving 10 to be approved/allocated.

6.4 Policy LD4 of the Core Strategy (Historic environment and heritage assets) sets out the approach to the assessment of development proposals affecting heritage assets and the wider historic environment. It identifies that proposals should *"protect, conserve and where possible enhance heritage assets and their settings in a manner appropriate to their significance through appropriate management, uses and sympathetic design...."*

6.5 Where possible, development should also contribute to the character and local distinctiveness of the townscape or wider environment, especially within conservation areas. What LD4 doesn't include is a mechanism to assist the decision-maker where harm to significance of a heritage asset is identified. In this regard recourse must be made to the NPPF and Chapter 12 in particular.

6.6 The advice received from Historic England tends to the view that harm to significance of the Grade I listed parish church derives from the change to its setting. This places the harm, which is described as less than substantial, within the purview of paragraph 134 of the NPPF, which states:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."

6.7 Case law has established that paragraph 134 is a restrictive policy within the meaning of footnote 9 of the NPPF i.e. a policy that indicates development should be restricted. In practice paragraph 134 acts to 'restrict' development by requiring that less than substantial harm to significance be placed into an unweighted balance. All that is required, in reflection of the statutory provisions described above, is that harm to significance outweighs the public benefits in a straight forward assessment i.e. it is not necessary to demonstrate that the harm *significantly and demonstrably* outweighs the benefits – merely that it outweighs them.

- 6.8 In this instance the Council's Principal Building Conservation Officer concludes that there will be no harm to the significance of the Grade I listed Church. In any event, even if Historic England's perspective is preferred and less than substantial harm to significance does arise, officers conclude that the test prescribed by paragraph 134 is passed.
- 6.9 This judgement is based on the degree of harm weighed against the social and economic benefits of additional housing within the parish and contribution to the supply of available housing land within the county at large. With housebuilding there is associated economic activity both in terms of the construction phase and supply chain and activity of residents thereafter. The environmental impacts in this case are considered to be neutral. It is also acknowledged that additional houses are more likely rather than less likely to help secure the future viability of the Church. It is considered that in exercising the 134 unweighted balance the public benefits associated with the proposal outweigh the less than substantial harm to significance.
- 6.10 Having conducted the planning balance required by 134 it then remains to consider whether there are any other adverse impacts i.e. besides any harm to significance of heritage assets, to weigh in the pre-weighted planning balance.
- 6.11 At this stage, officers would point out that it is perfectly possible for a scheme to exhibit sufficient public benefits accruing from the supply of housing such that less than substantial harm to the significance of heritage assets is outweighed and yet fail the pre-weighted test when other 'harm' is put into the pre-weighted balance.
- 6.12 Such assessment led the Inspector to such a conclusion in relation to the Public Inquiry at Bartestree in 2016; with that decision subsequently endorsed by the Secretary of State. On that occasion the Inspector held that harm to the significance of heritage assets adjoining the site fell within the purview of NPPF 134 but was not in itself sufficient to outweigh the public benefits arising from the supply of housing. However, when allied to harm arising in other spheres, he concluded that the scheme overall was not representative of sustainable development and should be refused.
- 6.13 The same approach should be followed here. Beyond the heritage impacts described above, the two other main issues revolve around:
- Highway safety
 - Character/amenity of area
- 6.14 After much discussion and revision to plans the Transportation Manager is now satisfied that a safe access arrangement is available. This includes a condition ensuring space is available for the provision of traffic calming by way of 'village entry gates' The applicant has offered to contribute to such a scheme. This will be via a S278 Highway Agreement which is required to reinforce the speed limit as set out in the consultation response and linked to a planning condition as set out in the recommendation.
- 6.15 In terms of the character of the area, the designs, a different one for each plot, are considered to be appropriate to the area. Whilst the site currently benefits from no boundary trees/hedges on the south boundary a landscape condition will require this in particular to be addressed, which will increase green infrastructure locally in accordance with Policy LD3. There are no neighbours near enough to be overlooked by this development and the scheme would thus accord with Policy SD1.
- 6.16 The approach to the village from the south allows views of the church tower, behind the village hall. Much of the rest of the church is already obscured by the existing hedge/tree lined northern boundary of the site. The ridge height of the proposed new dwelling will not exceed the height of

the village hall. Officers conclude that the scheme is acceptable in terms of its design and appearance and would not offend the provision of CS Policy LD1.

- 6.17 Neither the Drainage Consultant nor Ecologist object to the proposal, subject to appropriate safeguarding conditions.

7. Conclusion

- 7.1 S66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

- 7.2 This duty is manifest in national policy at Chapter 12 of the NPPF and the report explains above how harm to significance should be held in an unweighted balance against the public benefits arising. Historic England confirm that such harm as they identify falls within the purview of NPPF paragraph 134 and this is not contested by the Parish Council. It is noted, however, that the Council's own advisor is of the view that there is no harm to the significance of the Grade I listed church.

- 7.3 In this case, officers are satisfied that the report has given special regard to the heritage duties, as required above, and considers that the safeguards including the opportunity for additional landscaping and the height of the proposed dwellings and distance from the Church, are such that there are insufficient grounds to refuse the application on heritage grounds.

- 7.4 In the absence of any additional harm to put into the weighted balance, it is concluded that the proposal complies with relevant Core Strategy policies and the general tenet of the NPPF

- 7.5 Given the current 5 year housing land position and absence of a Neighbourhood Development Plan being accorded any weight, this proposal, in the absence of material considerations demonstrating significant harm to outweigh the benefits, including loss of grade 2 agricultural land, is recommended for approval.

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 (1447/1C, 1447/2-8, 1447/10)**
- 3 C01 - Samples of external materials**
- 4. Recommendations set out in the ecologist's report from Protected Species dated October 2015 should be followed unless otherwise agreed in writing by the local planning authority. Prior to commencement of the development, a habitat protection and enhancement scheme should be submitted to and be approved in writing by the local planning authority, and the scheme shall be implemented as approved.**

An appropriately qualified and experienced ecological clerk of works should be

appointed (or consultant engaged in that capacity) to oversee the 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).

- 5 G10 - Landscaping scheme
- 6 G11 - Landscaping scheme – implementation
- 7 I51 - Details of slab levels - ridge heights not to exceed that of village hall
- 8 H03 - Visibility splays
- 9 H06 - Vehicular access construction
- 10 H09 - Driveway gradient
- 11 H13 - Access, turning area and parking - garage pd rights to be removed.
- 12 H17 - Junction improvement/off site works
- 13 H20 - Road completion in 2 years
- 14 H21 - Wheel washing
- 15 H27 - Parking for site operatives
- 16 H29 - Secure covered cycle parking provision

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, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- 2 HN10 No drainage to discharge to highway
- 3 HN07 Section 278 Agreement
- 4 HN04 Private apparatus within highway
- 5 HN01 Mud on highway

6 HN28 Highways Design Guide and Specification

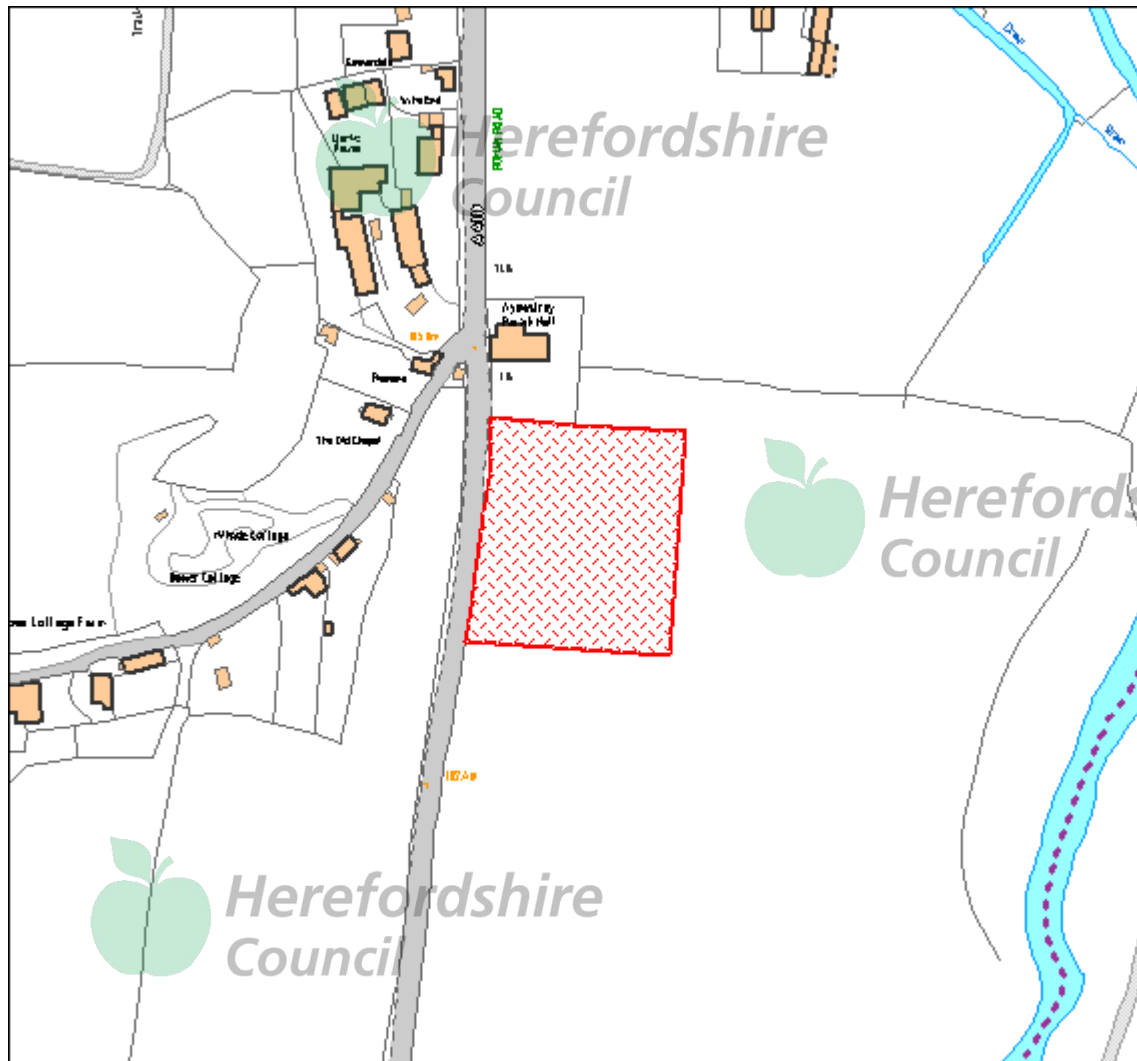
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: 173692

SITE ADDRESS : LAND ADJACENT TO VILLAGE HALL, AYMESTREY, LEOMINSTER, HEREFORDSHIRE

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