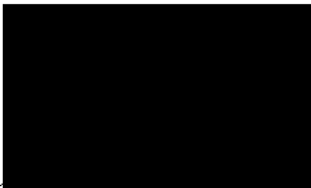


RECORD OF OFFICER DECISION

Decision title:	Enforcement Notice for operational development to erect an agricultural barn at Craswall
Date of decision:	19/3/19
Decision maker:	Development Manager
Authority for delegated decision:	Scheme of Delegation for EPD
Ward:	Golden Valley South
Consultation:	N/A
Decision made:	To serve an enforcement notice in respect of unauthorised operational development to erect an agricultural barn
Reasons for decision:	<p>An application for the unauthorised building was subsequently refused (P183609/F) as the proposal is incongruous in character with harmful visual effects and is therefore contrary to Herefordshire Local Plan – Core Strategy policy LD1.</p> <p>The design of the building and choice of materials fails to exhibit any local distinctiveness nor make a positive contribution to the architectural diversity and character of the area and is therefore contrary to Herefordshire Local Plan – Core Strategy policy SD1.</p> <p>Herefordshire Local Plan – Core Strategy policies LD1 & SD1 stipulate the following:</p> <p>LD1 (1) requires that development proposals should demonstrate that character of the landscape and townscape has positively influenced the design and scale of the proposal and site selection. Scheme should also demonstrate protection and enhancement of designated areas.</p> <p>LD1 (2) requires further that development proposals “conserve and enhance the natural and historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty...”</p> <p>LD1 (3) requires that development proposals should incorporate new landscaping schemes and their management to ensure development integrates appropriate into its surroundings; with LD4 (4) reinforcing the importance of the retention and extension, where appropriate, of tree cover.</p> <p>SD1 ‘Sustainable design and energy efficiency’ is a further criteria-based policy that the Council alleges the development to be in contravention of. Principally, the current use of the land as described above doesn’t take into account the local context and site characteristics.</p>

Further information on the subject of this report is available from Mr Scott Low on 01432 261814

Highlight any associated risks/finance/legal/equality considerations:	None identified
Details of any alternative options considered and rejected:	No other options available.
Details of any declarations of interest made:	None



Signed..... Date: 19/3/19

Further information on the subject of this report is available from Mr Scott Low on 01432 261814