

DELEGATED DECISION REPORT

APPLICATION NUMBER

204518

Wood House, Staplow, Ledbury, HR8 1NP

CASE OFFICER: Mr Matthew Neilson

DATE OF SITE VISIT:26/01/2021.....

**Relevant Development
Plan Policies:**

**Herefordshire Local Plan – Core Strategy
Policies:**

SD1 (Sustainable design and energy efficiency)
LD1 (Landscape and townscape)
LD4 (Historic environment and heritage assets)
SD3 (Sustainable water management and water resources)
SS1 (Presumption in favour of sustainable development)

Ledbury Neighbourhood Development Plan

BE1.1 (Design)

National Planning Policy Framework:

Chapter 2: Achieving sustainable development

Chapter 12: Achieving well-designed places

Chapter 16: Conserving and enhancing the historic environment

Paragraphs: 189, 193, 194, 196

Relevant Site History:

P141120/F – Erection of stable – Approved June 2014

N121657/F – Stable Block – APPROVED

CONSULTATIONS

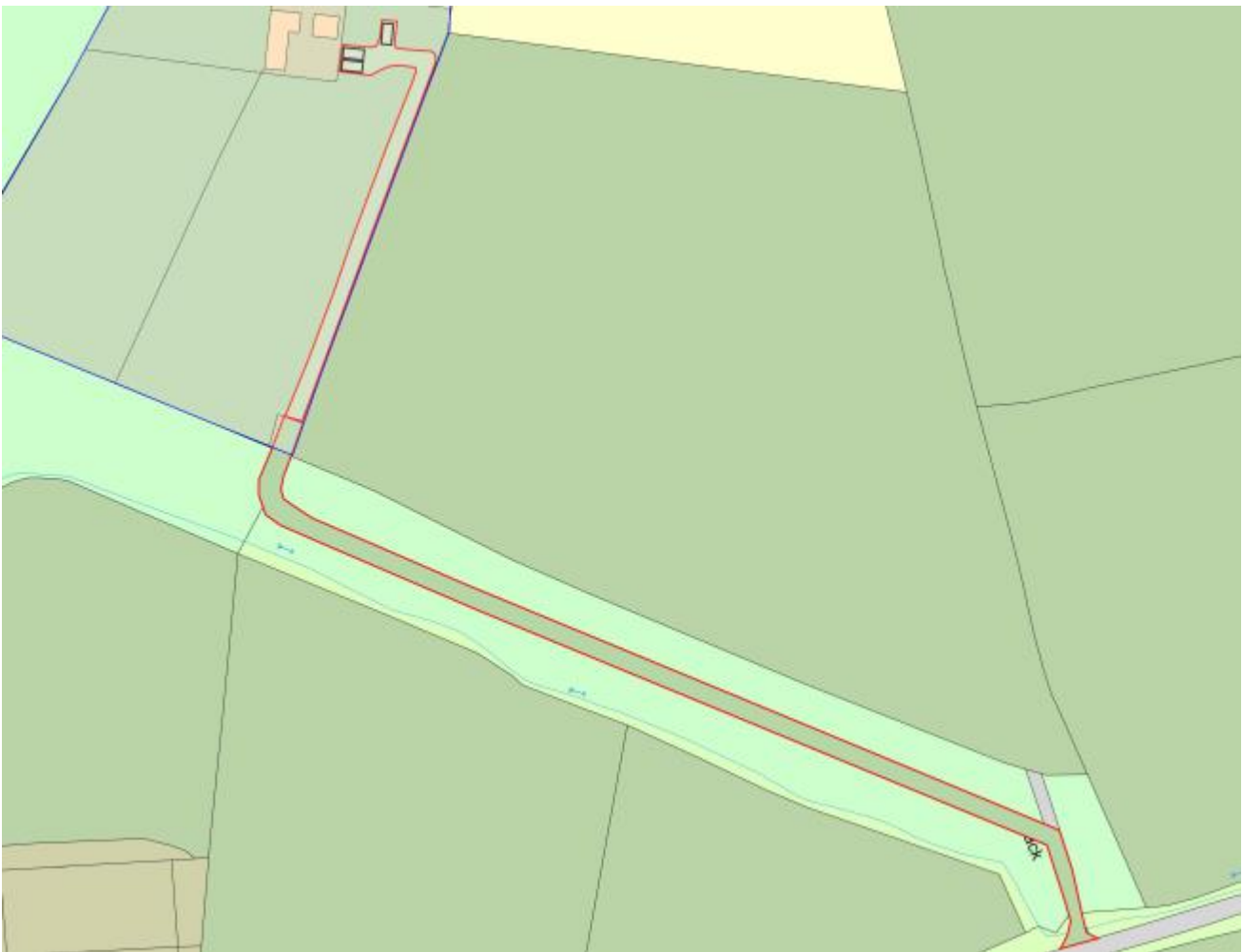
	Consulted	No Response	No objection	Qualified Comment	Object
Town Council	X		X		
Transportation	X		X		
Historic Buildings Officer	X		X		
Historic England	X		X		
Press/Site Notice	X	X			
Local Member	X				

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

The site is located within Staplow, east of the B4214. Woodhouse is Grade II* Listed Building set within a cluster of residential dwellings. The land at the rear of Woodhouse has previously benefited from granted permission (N121657/F) for a single storey stable building in 2012 and further application for a stable building in 2014.

The proposed development is for the laying of an access track with parking and turning area adjacent to existing stabling.



Representations:

Town Council – Support

Transport – No objection

It is noted that the access track is extended from an existing facility away from the highway network. There are no highways objections to the proposal.

Historic Buildings Officer – No objection

Historic England – No objection

Ward Member - Councillor Lester was notified of the recommendation but no request was made for the application to be redirected to planning committee.

Pre-application discussion:

None.

Constraints:

Road No. C1157
Listed Building – Grade II* adjacent
Contaminated Land – Adjacent
Protected Species – Adjacent
Surface Water
SSSI Impact Zone

Appraisal:

Policy context and Principle of Development

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.”

In this instance the adopted development plan is the Herefordshire Local Plan – Core Strategy (CS) and the ‘made’ Ledbury Neighbourhood Development Plan. At this time the policies in the Ledbury NDP can be afforded full weight as set out in paragraph 48 of the National Planning Policy Framework 2019, which itself is a significant material consideration.

The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) (the 2012 Regulations) and paragraph 33 of the National Planning Policy Framework requires a review of local plans be undertaken at least every five years in order to determine whether the plan policies and spatial development strategy are in need of updating, and should then be updated as necessary. The Herefordshire Local Plan Core Strategy was adopted on 15 October 2015 and a review was required to be completed before 15 October 2020. The decision to review the Core Strategy was made on 9th November 2020. The level of consistency of the policies in the local plan with the NPPF will be taken into account by the Council in deciding any application.

As the proposed track is an extension of an existing track and follows an existing field boundary, the impact of the track upon the character of the setting and that of the wider landscape is limited. In addition the proposal would result in no appreciable impact upon the amenity or neighbouring properties or that of the general public. The proposal is therefore in accordance with policies SD1 and LD1 of the HCS. Furthermore the proposed development would not represent any demonstrable impact upon the character or fabric of the adjacent Grade II* listed building, the proposal is therefore in accordance with policy LD4 of the HCS.

In regard to impact upon the highways network, as the Highways Officer has raised no objection to the proposal and has noted that the proposed track is an extension to an existing track with an existing access to the C1157. This would not result in significant impact upon the local highways network. The proposal is therefore in accordance with policy MT1 of the HCS.

The proposal complies with planning policy notably SD1, LD1, LD4 and MT1 of the HCS, the local member has been updated and the application is justified as sustainable development in accordance with SS1 of the CS. The application is therefore recommended for approval with conditions attached.

RECOMMENDATION: **PERMIT** ☒ **REFUSE** ☐

CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:
(please note any variations to standard conditions)

C01 - Time limit for commencement.

C07 – Drawing: HR81NP/ER/CF - Location December 2020 , HR81NP/ER/CF - Block December 2020 Design and Access Statement (HR81NP/CF/ER – Statement December 2020) and Application Form dated 21/12/2020

Informatives

IP1 - Application Approved Without Amendment.



Signed:

Dated:18/03/2021.....

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☒

REFUSE

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Signed:

AB.

..... Dated: 18/3/2021