

# DETERMINATION AS TO WHETHER PRIOR APPROVAL IS REQUIRED (CHANGES OF USE)

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**Applicant:**

Mrs J Elderkin  
Martins Nest  
Pudleston  
Leominster  
HR6 0QY

**Agent:**

Mr Simon Angell  
Simon Angell Architectural and Planning  
Consultant  
Orchard Cottage Studio  
Ashford Carbonell  
Shropshire  
SY8 4BX

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Application code: 202128	Name of Conservation Area:
Date of receipt of application: 6 July 2020	Grid ref: 355705, 259611

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**Proposal:****SITE:** Land at Martins Nest, Pudleston, Herefordshire**DESCRIPTION:** Application to determine if prior approval is required for a proposed change of use of an agricultural building into one smaller dwellinghouses (Class C3), and for building operations reasonably necessary for the conversion.

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Determination under Part 3 of Schedule 2

THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL hereby gives notice that PRIOR APPROVAL IS GIVEN subject to the following conditions:

1. Development under Class Q is permitted subject to the condition that development under Class Q (a), and under Class Q (b), if any, must be completed within a period of 3 years starting with the date of this permission.

Reason: In accordance with Condition (3) as outlined under Conditions of Class Q under Part 3 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. The development hereby approved shall be carried out strictly in accordance with the approved plans (drawing nos. 538/20/1 and 538/20/2 rev C) and the schedule of materials indicated thereon.

Reason: To ensure adherence to the approved plans and to protect the general character and amenities of the area in accordance with the requirements of Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

Planning Services  
PO Box 4  
Hereford  
HR4 0XH

Date: 28 August 2020

A handwritten signature in black ink, appearing to read 'A Banks'.

**ANDREW BANKS**  
**DEVELOPMENT MANAGER**