

From: Atkins, Charlotte

Sent: 29 January 2018 12:50

To: 'mclifford.obe@btinternet.com' <[REDACTED]>; anthonywmorris@btinternet.com

Subject: RE: Ref:- Additional Information to support Part 3 [Class Q] Prior Approval Applications [Application Refs:- 174565 & 174567] Mr & Mrs Clifford Tidnor Cross Cottage Lugwardine Hereford

Dear Mr Clifford,

I have taken the information in the email of 26 January 2018 at 14:20 into account.

Regards,
Charlotte Atkins

Herefordshire.gov.uk

Charlotte Atkins – Senior Planning Officer
Economy, Communities & Corporate Directorate
Development Management
Council Offices
Plough Lane
Hereford
HR4 0LE

DDI: 01432 260536
Email: catkins@herefordshire.gov.uk

From: [REDACTED]

Sent: 28 January 2018 08:15

To: Atkins, Charlotte <catkins@herefordshire.gov.uk>; anthonywmorris@btinternet.com

Subject: Re: Ref:- Additional Information to support Part 3 [Class Q] Prior Approval Applications [Application Refs:- 174565 & 174567] Mr & Mrs Clifford Tidnor Cross Cottage Lugwardine Hereford

Dear Mrs Atkins,

Your email dated Thursday 25 Jan @ 1330 stated; you were no longer in a position to accept any further information from myself; can I please ask that the information supplied by Mr Morris be acknowledged and accepted due to the fact it was requested prior to your email (dated above).

Regards M Clifford OBE

Sent from Windows Mail

From: anthonywmorris@btinternet.com

Sent: Friday, 26 January 2018 14:20

To: catkins@herefordshire.gov.uk, [REDACTED]

Good afternoon Charlotte just to check that you received this email from me which included information on those requests you made which required clarification of a number of points regarding my clients site and their two Part 3 Class q Prior Approval applications and that you will review and take into account this information that I have sent in to you below. Any problems with this please advise.

Kind Regards and Thank You Tony Morris [A W Morris Chartered Building Surveyor]:- my mobile:- 0797 714 0692

---Original message---

From : anthonywmorris@btinternet.com

Date : 25/01/2018 - 13:31 (GMTST)

To : catkins@herefordshire.gov.uk, [REDACTED]

Subject : Ref:- Additional Information to support Part 3 [Class Q] Prior Approval Applications [Application Refs:- 174565 & 174567] Mr & Mrs Clifford Tidnor Cross Cottage Lugwardine Hereford

FAO:- Charlotte Atkins [Senior Planning Officer Herefordshire Council].

Dear Charlotte further to the above matter and your request for additional information regarding the basis of my clients two separate "Part 3 [Class Q] Prior Approval" Applications relating to the two Agricultural Buildings on his Agricultural Unit the subject of these applications please be advised as follows.

Whilst I am aware you have been and as far as I know still liaising direct with my client Mr Clifford please be advised further regarding these matters:-

Item:- Large Agricultural Barn.

In one of your emails you have asked for further details of how it is intended to carry out the conversion works to this building to change its use from an obvious agricultural building into a dwelling.

This office has provided a set of detailed conversion scheme design drawings with both applications setting out one option to facilitate the physical conversion of the large agricultural storage building into a dwelling house which sets out one option proposal. To support these potential scheme design drawings included in the Design and Access Statement for this application I have included a "Detailed Schedule of Works" to indicate the extent and nature of these possible conversion works. If after reading through this document and going over the potential conversion scheme proposal you need any further information please do not hesitate to contact me.

Item:- Small Barn.

item No 1.0:- please find attached a number of photographs on which some of my clients Pedigree cattle and one of his tractors are indicated.

item:- No 2:- I attach a copy of the Council Tax "Notice of Making A New Entry In The Valuation List" [Ref No:- 11420235519003]:- dated:- 12th March 2017.

Whilst I do not get involved in matters relating to council tax my understanding is that my clients have no choice but to pay council tax on this building once it becomes empty or if The Valuation Office decide that Council Tax must be paid on it.

###You are aware that my clients do not have the right to use this particular building for any form of residential/domestic use under their in place existing 2008 Planning Permission copies of which have already been provided to you by this office in the bundle of documents that support the Part 3 Class Q Prior Approval Application Submitted to Herefordshire Council. If you wish to discuss this matter further please do not hesitate to contact me.

Item[s] No 3:- Various:-

* whilst I am aware that my client has been attempting to provide additional information which you have requested in recent emails during the last couple of days I advise of my understanding of aspects of this information as you have requested so far:-

1.0:- [Your Email dated 24/01/2018 @17.58] to Mr Clifford. Your Points raised:-
1.0:- my client has I understand sent you letters from the two stockman/stock women to address this part of your request for additional information confirming that they had permanent residential address away from Tidnor Cross Cottage whilst providing stock mans services to the applicants when they had a pedigree herd of cattle at Tidnor Cross Cottage.

**I am further advised those letters also confirm that these two stockman/stock lady used the facilities at first floor level of this building during their day time/night time on site activities.

2.0:- this office has provided you with the date stamped TB testing Certificates and a letter from Holmer Vets in Hereford to confirm such vets were on site at Tidnor Cross Cottage on these TB test dates. It is without doubt that having stock on site at Tidnor Cross Cottage Mr Clifford would have needed vets on site at other times during any given year. Defra require on site welfare facilities not only for the Stockman/Stock Lady but for visiting Vets. If the information already provided my client can obtain a letter from Holmer Vets to support this position and address this particular issue you have raised. Please advise.

3.0:- My client has advised you that the Agricultural Use of the ground floor of the small building was for the storage of animal feed stuffs,a Quad motor Cycle used to

get around the land for his Agricultural Unit and to store agricultural machinery and equipment in all in compliance with his 2008 Planning Permission.

Whilst this explanation I trust is self explanatory I note in one of your other emails you ask:-[Your Email to Mr Clifford 24/01/2018@ 15.43] as follows:- " With regards to the Ground Floor I consider the details of the nature of the agricultural use when this ceased and it began to be used for domestic storage/parking of cars etc are provided"

Charlotte please be aware that this particular building at Tidnor Cottage is still used for agricultural purposes in my clients scaled down agricultural unit and agricultural activities he still runs out of Tidnor Cross Cottage Lugwardine. Those activities include the growing of various vegetables for sale having just spent around £4000 on the upgrading of his large vegetable patch, the intended commercial fruit from his over one hundred fruit trees on the site and for sheep grazing on his land.

Therefore please be advised that whilst my clients current planning permission prevents this building to be used for anything apart from agriculture this building still and always has provides a fundamental agricultural use and still continues to support my clients scaled down agricultural use at Tidnor Cross Cottage.

I trust this information and that provided direct to you by my client provides you with all of the additional information you have requested but if between this office and my client we have failed to clarify any aspect of these two applications or there are still some further information you require please do not hesitate to contact me.

Kind Regards Tony Morris [A W Morris Chartered Building Surveyor]:- my mobile:- 0797 714 0692