

PLANNING PERMISSION

Applicant:

Dr & Mrs A Heijn
Pudleston Court
Pudleston
Nr Leominster
Herefordshire
HR6 0QZ

Agent:

Mr C.F Brown
Birches Cottage
Newton St Margarets
Hereford
HR2 0QG

Date of application: 15th November 2006

Application code: **DCNC2006/3660/F**

Grid ref: 56443,58388

Proposed development:

SITE: Ford Abbey, Pudleston, Nr Leominster, Herefordshire, HR6 0RZ
DESCRIPTION: Construction of wildlife pool and retention of Breeze house structure

THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL hereby gives notice in pursuance of the provisions of the above Acts that PLANNING PERMISSION has been GRANTED for the development described above in accordance with the application and plans submitted to the authority subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in all respects strictly in accordance with the approved plans (layout plan, proposed planting, sections and depths), except where otherwise stipulated by conditions attached to this permission.

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

3. Notwithstanding the submitted details, retention of the "breeze house" is excluded from the permission hereby granted and must be removed prior to the commencement of any works to implement the formation of the wildlife pool the subject of this permission.

Reason: The structure is visually intrusive and the materials and design of the breeze house are alien to the landscape character of the area and adversely affect the setting of Ford Abbey Grade II Listed farm complex. It therefore conflicts with UDP (Revised Deposit Draft) policies S2, LA2 and HBA4, Structure Plan policies CTC2, CTC7, and Local Plan policies A1, A9 and A18.

4. No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

Reason: In the interests of visual and residential amenity.

5. The pool hereby permitted shall be used for quiet enjoyment, nature conservation or agriculture and for no other purpose.

Reason: In the interests of the amenity of the locality and because any other use would require further consideration by the local planning authority.

Informatives:

1. Details of this planning permission will be passed to the Enforcement Officer to consider appropriate action with regard to the removal of the "breeze house".
2. The planting scheme included in the submitted plans is acceptable subject to a management plan being submitted, approved and implemented as approved. For further please contact the Landscape Officer on 01432 260150 or Planning Ecologist on 01432 383507.
3. The decision to grant planning permission has been taken having regard to the policies and proposals in the Herefordshire Unitary Development Plan (Revised Deposit Draft), the Hereford & Worcester County Structure Plan and the Leominster District Local Plan set out below, and to all relevant material considerations including Supplementary Planning Guidance:

Herefordshire Unitary Development Plan (Revised Deposit Draft):

S2 - Development Requirements

LA2 - Landscape Character and Areas least Resilient to Change

HBA4 - Setting of Listed Buildings

NC8 - Habitat Creation, Restoration and Enhancement

Hereford & Worcester County Structure Plan

CTC2 - Development in Areas of Great Landscape Value

CTC6 - Development and Significant Landscape Features

CTC7 - Development and Features of Historic and Architectural Importance

CTC12 - Creation of Nature Conservation Features

Leominster District Local Plan

A1 - Managing the District's Assets and Resources

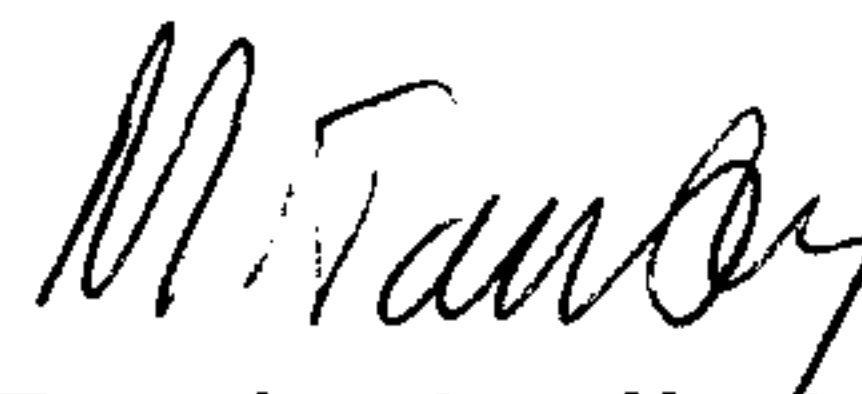
A8 - Improvements to or Creation of Habitats

A9 - Safeguarding the Rural Landscape

A18 - Listed Buildings and their Settings

This informative is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report by contacting Reception at Blueschool House, Blueschool Street, Hereford (Tel: 01432-260342).

Northern Planning Services
PO Box 230
Blueschool House
Blueschool Street
Hereford
HR1 2ZB



Team Leader - North

OK

Decision Date: 8th January 2007

YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF

NOTES

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. In particular consent may be required under the Building Regulations.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within 6 months of the date of the Council's decision. Both the date of the decision and the date of the application are clearly shown on the front of this notice. Forms are available from the Planning Inspectorate at Room 3/08B Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.