

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

Applicant:

Mr Austin Owens
The Grove
Noke Lane
Pembridge
Leominster
HR6 9HP

Agent:

Mr Alec Backhouse
Backhouse Jones Architects Ltd
71-75 Shelton Street
Covent Garden
London
WC2H 9JQ

Application code: 233128	
Date of receipt of application: 20 October 2023	Grid ref: 336165, 259986

Proposal:**SITE:**

The Grove, Noke Lane, Pembridge, Herefordshire, HR6 9HP

DESCRIPTION:

Prior approval for change of use of agricultural barns to be changed to flexible commercial use.

Determination under Part 3 of Schedule 2

THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL hereby gives notice that:-

PRIOR APPROVAL IS NOT REQUIRED

THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL hereby gives notice that PRIOR APPROVAL IS NOT REQUIRED subject to the following conditions imposed by the Town and Country Planning (General Permitted Development)(England) Order 2015:

Conditions:

1. The development shall be carried out in accordance with the details approved by the local planning authority (list drawing no. DR-GRD-A-PL-003-01 and other supporting information) unless the local planning authority and the developer agree otherwise.
2. Prior to the first occupation/use of the development hereby approved, a Travel Plan which contains measures to promote alternative sustainable means of transport for staff and visitors with respect to the development hereby permitted shall be submitted to and be approved in writing by the Local Planning Authority. The Travel Plan shall be implemented, in accordance with the approved details, on the first occupation of the development. A detailed written record shall be kept of the measures undertaken to promote sustainable transport initiatives and a review of the Travel Plan shall be undertaken annually. All relevant documentation shall be made available for inspection by the local planning authority upon reasonable request.

Reason: In order to ensure that the development is carried out in combination with a scheme aimed at promoting the use of a range of sustainable transport initiatives and to conform to the requirements of Policies SD1 and MT1 of Herefordshire Local Plan – Core

3. Prior to the occupation of the development hereby permitted full details of a scheme for the provision of covered and secure cycle parking facilities shall be submitted to the Local Planning Authority for their written approval. The covered and secure cycle parking facilities shall be carried out in strict accordance with the approved details and available for use prior to the occupation of any of the development hereby permitted. Thereafter these facilities shall be maintained;

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy and to conform to the requirements of Policies SD1 and MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

Informative:

1. The Authority would advise the applicant (and their contractors) that they have a legal Duty of Care as regards wildlife protection. The majority of UK wildlife is subject to some level of legal protection through the Wildlife & Countryside Act (1981 as amended) and the Habitats and Species Regulations (2019 as amended), with enhanced protection for special “high status protected species” such as all Bat species, Great Crested Newts, Otters, Dormice, Crayfish and reptile species that are present and widespread across the County. All nesting birds are legally protected from disturbance at any time of the year. Care should be taken to plan work and at all times of the year undertake the necessary precautionary checks and develop relevant working methods prior to work commencing. If in any doubt it advised that advice from a local professional ecology consultant is obtained. If any protected species or other wildlife is found or disturbed during works then all works should stop and the site made safe until professional ecology advice and any required ‘licences’ have been obtained. Any additional lighting should fully respect locally dark landscapes and associated public amenity and nature conservation interests.

Planning Services
PO Box 4
Hereford
HR4 0XH

Date: 15th December 2023



**MISS KELLY GIBBONS
DEVELOPMENT MANAGER**

- Please note the appropriate application forms are available from the website www.herefordshire.gov.uk in the section 'Making a Planning Application'