

DELEGATED DECISION REPORT

APPLICATION NUMBER

193191

Land at and adjacent to Trewitta, Llangarron, Ross-on-Wye, HR9 6PD

CASE OFFICER: Ms Elsie Morgan

**Relevant Development
Plan Policies:**

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

SS1 Presumption in favour of sustainable development

SS6 Environmental quality and local distinctiveness

LD1 Landscape and townscape

SD1 Sustainable design and energy efficiency

MT1 Traffic management, highway safety and promoting active travel

Llangarron Neighbourhood Development Plan

(Regulation 14 draft plan stage submitted 6th February 2017)

SUS1 Sustainable development

National Planning Policy Framework (NPPF)

Chapter 2 Achieving sustainable development

Electricity Act 1989 – Section 37

Relevant Site History: None relevant

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	X		X		
Transportation	X		X		
Local Member	X				

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

Trewitta is a two storey detached dwelling located in large plot and located in open

countryside. The property is bounded to the north by the U71213 and to the east by a residential dwelling. The property is bounded to the west and south by agricultural land. The property's northern boundary is characterised by a 1.5m high wall and a 1.5m high hedgerow.

The proposal has been submitted on behalf of Western Power Distribution which entails the proposed introduction of a second supply to the property in addition to the existing single service line.

Representations:

Parish Council – Support the application

“Llangarron Parish Council met on 16th October and resolved to support the above application.”

Transportation – No objection

“Proposal acceptable (no conditions and / or informatives required)

No objections, please contact Balfour Beatty in regards to any road closures required”

Local Member – Updated via email 22nd October.

Pre-application discussion: None

Constraints:

PROW nearby
Surface Water adjacent
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). It is also noted that the site falls within the Llangarron Neighbourhood Area, which published a draft Neighbourhood Development Plan (NDP) for Regulation 14 consultation on 6th February 2017. At this time the policies in the NDP can be afforded weight limited weight as planning consideration. The National Planning Policy Framework 2019 is a significant material consideration.

The proposal is for the introductions of a second supply to serve the existing dwelling. Given the fact that no representations have been received which object to the application and that, having regards to the size and scale, it is concluded that there is no significant adverse effect on the area or material change to the existing situation that would so impact upon third parties or the immediate area. As there are few residential properties

in the area, and the changes will cause a minor change to the existing lines, there is considered to be no conflict to policy SD1 and SS6 with regards to design and amenity.

The proposed works to introduce a second supply are relatively modest in nature and will have only a very minor impact upon the visual appearance of the existing power lines. Accordingly, the works would not have any lasting adverse impact on the wider landscape or visual amenity and would be pursuant to Core Strategy policy LD1. As confirmed by the Transportation Officer, there are no concerns regarding the highways impacts of the works therefore no conflict with MT1 is found, the applicant should be made aware of the comment regarding road closure.

The local member has been updated following the end of the consultation period and has raised no objections to this proposal. In light of the preceding appraisal, the Local Planning Authority has no objection to the proposal. The completed copies of the relevant forms are attached.

No Objection

Completed forms attached



Signed:

Dated: 28/10/19

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

REFUSE



Signed:

..... Dated: 28 October 2019.....