

# AGRICULTURAL AND FORESTRY BUILDINGS AND OPERATIONS

## PRIOR APPROVAL IS NOT REQUIRED

**Applicant:**

Mr Roger Thomas  
Lower Buckland Farm  
Docklow  
Leominster  
HR6 0RU

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Date of Application: 8 February 2021

Application No: 210533

Grid Ref:356499:256633

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**Proposed development:**

**SITE:** Lower Buckland Farm, Docklow, Leominster, HR6 0RU  
**DESCRIPTION:** Proposed agricultural tracks

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Determination under Part 6 or 7 of Schedule 2 of the General Permitted Development Order as to whether prior approval of the local planning authority will be required to the siting, design and external appearance of a building, the siting and means of construction of a private way, the siting of the excavation or deposit of waste material or the siting and appearance of a fish tank or cage.

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) Order 1995 (as amended):

1. The development shall be carried out within 5 years from the date the local planning authority was notified of this development.
2. The development shall be carried out in accordance with the details submitted with the application.
3. Where the development relates to the erection, extension or alteration of a building, the developer shall notify the local planning authority, in writing and within 7 days, of the date on which the development was substantially completed.
4. Where the development consists of works for the erection, significant extension or significant alteration of a building and
  - a. the use of the building or extension for the purposes of agriculture within the unit permanently ceases within 10 years from the date on which the development was substantially completed, and
  - b. planning permission has not been granted authorising development for purposes other than agriculture within 3 years of the permanent cessation of its agricultural use, and there is no outstanding appeal, then, unless the local planning authority has

otherwise agreed in writing the building or extension must be removed and the land must, so far as practicable, be restored to its former condition or such condition as may have been agreed in writing with the local planning authority.

#### Informative

- 1 This application has been assessed in accordance with the submitted information accompanying this application, namely the application form and drawings 'unnumbered location plan' – received 8 February 2021.
- 2 The applicant is advised that it in accordance with Regulation 75 of the Conservation of Habitats and Species Regulations 2017, as amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, it is a condition of any planning permission granted by a General Development Order that is likely to have a significant effect on a European site (either alone or in combination with other plans or projects), that works should not commence until the developer has received written notification of the approval from the local planning authority under Regulation 77. The applicant should therefore be satisfied before commencing works that the development will not have any likely effect on any European Site. In addition, applicants are advised that they can, if they choose to, apply to Natural England as the appropriate Nature Conservation body, under Regulation 76 of Regulations (as amended) prior to making any necessary application to the Local Planning Authority under Regulation 75

Planning Services  
PO Box 4  
Hereford  
HR4 0XH



Date: 26 February 2021

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

**Please note:** 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.