

DELEGATED DECISION REPORT

APPLICATION NUMBER

184554

Old Forge, Letton, Hereford, HR3 6DS

CASE OFFICER: Miss Amber Morris
DATE OF SITE VISIT: 21/02/2019

**Relevant Development
Plan Policies:**

Herefordshire Local Plan – Core Strategy (CS) Policies:

SS1 Presumption in favour of sustainable development

SS6 Environmental quality and local distinctiveness

LD1 Landscape and townscape

LD4 Historic environment and heritage assets

SD1 Sustainable design and energy efficiency

**Staunton on Wye and District Group Neighbourhood
Development Plan (NDP):**

Made 13th June 2016

None relevant

National Planning Policy Framework 2019 (NPPF):

Chapter 2: Achieving sustainable development

Chapter 12: Achieving well-designed places

Chapter 16: Conserving and enhancing the historic
environment

Relevant Site History: None relevant

CONSULTATIONS

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

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

The application site relates to a grade II listed building called Old Forge in Letton. The proposal seeks consent for a replacement oil storage tank in the same location as the previous oil tank.

Representations:

Parish Council – Support the application

Site Notice – No response

Local Member – Updated via email on 25th March 2019.

Pre-application discussion:

Yes

Constraints:

A438

Grade II listed building

Grade II listed building adjacent

PROW nearby

Flood Zone 2 & 3 adjacent

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) and the ‘made’ Staunton on Wye and District Group Neighbourhood Development Plan (SOWNDP). At this time the policies in the NDP can be afforded full weight as a planning consideration. The National Planning Policy Framework 2019 is also a significant material consideration.

The proposal is for a like for like replacement of an existing oil storage tank, located between two outbuildings against a mature hedgerow. The oil storage tank would not be seen by neighbouring dwellings. Therefore, it would not be to the detriment of residential amenity and so complies with SD1, LD1 and LD4.

The proposal is acceptable as it will not affect the original historic fabric of the building. The proposal complies with planning policy. It is considered the proposal will not cause an adverse impact upon historic assets, the surrounding environment or neighbouring amenity, and so recommended for approval.

RECOMMENDATION: **PERMIT** ☒ **REFUSE** ☐

CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:
(please note any variations to standard conditions)

1. C01
2. C06 (drawing titled Figure 2- Block location plan, Figure 3- Dimensioned image of OST within firebox looking to the south east and Figure 4 Dimensions of proposed OST firebox and base)

Informatives

1. IP1

Signed:  Dated: 25/03/2019

TEAM LEADER'S COMMENTS:

DECISION: **PERMIT** ☒ **REFUSE** ☐

Signed:  Dated: 26/3/19