

**Mr A Prior,
Planning Services,
Blueschool House
Hereford
H31**

Dear Mr Prior

Planning Application Number – **150405 - Fir Tree Inn, Much Cowarne, Herefordshire
HR7 4JN**

Description - **Proposed conversion of former public house to 3 no. residential units.**

Thank you for notifying us of this planning application which has been passed to me to respond to, on behalf of the Ramblers Association.

Our consideration is limited to potential impact of the development on users of public rights of way and open spaces. Public footpath MC39 passes through this site although this is not shown on the location plan.

We make the following observations :-

The public footpath is signposted from the main Worcester Road and runs Northwards, parallel and adjacent to the stream which separates the Fir Tree Inn from neighbouring Upper House.

At the point where the footpath comes off the main Worcester Road, it appears that users cut across the corner of the Fir Tree pub (by the North/South wall of what is shown as Unit 3 on the plan) in order to avoid the significantly overgrown hedge and brambles.

On the ordinance survey map the path does not deviate but runs parallel to the stream. There is no evidence of a stile within the overgrown hedge and clearly once the external boundary fence of the Fir Tree Inn is erected then the brambles will make it impossible to access the footpath – this has been reported to Herefordshire County Council reference CAS-495326-K1H6X5

Heading North on the footpath, the footpath is narrow but well defined and follows the course of the stream. The plan indicates that 1.8m high timber fencing is to be used to fence the boundary of the Fir Tree Inn development and the applicant will need to check with PROW that the width of the footpath is maintained and not altered by the new fencing.

We trust you will remind the developer that there is a legal requirement to maintain and keep clear a Public Right of Way at all times.

Thank you for the opportunity to comment on this application

Yours sincerely
J. Jones

Footpath secretary for Leadon Vale Group of Herefordshire Ramblers

c.c.

John Wride - Herefordshire Area Ramblers

Philip Bauer - Footpath Officer, Herefordshire Area

Will Steel - PROW Manager, Balfour Beatty Living Places