

**Environment Directorate**  
Director: G. Dunhill

Mr R Williams  
Penhros Farm  
Lyonshall  
Kington  
Herefordshire  
HR5 3LH

Your Ref:  
Our Ref: NW2003/3574/F  
Please ask for: Mr S Withers  
Telephone: 01432 261781  
Fax: 01432 261970  
E-mail:  
Date: 13th July 2004

Dear Mr Williams,

**SITE:** Penrhos Farm, -, Lyonshall, Kington, Herefordshire, HR5 3LH  
**DESCRIPTION:** New vehicular access off A44 to farmhouse  
**APPLICATION NO:** DCNW2003/3574/F  
**APPLICATION TYPE:** Full

Thank you for your submissions received on 22 June and 5 July 2004.

I can confirm that the omission of the extension to the stone boundary wall as approved and its replacement with a mixed native hedgerow to close the existing access as defined in the amended details received 5 July 2004 together with the landscaping proposals in respect of the new access are considered acceptable in accordance with conditions 3 and 4 of the planning permission described above.

Please attach this letter to the decision notice to avoid any doubt as to the nature of the approved scheme.

Yours sincerely,



**M. TANSLEY,**  
**NORTHERN DIVISIONAL PLANNING OFFICER**

Copy to: Statutory Register  
Building Control

Moorcourt Farm  
Lyonshall  
Kington  
Herefordshire  
HR5 3LZ

2<sup>nd</sup> July 2004

Mr Simon Withers  
Northern Area Planning Department  
Blueschool House  
Blueschool Street  
Hereford

Dear Simon

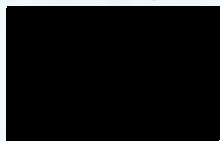
**Re: - Proposed New Vehicular Access at Penrhos Farm, Lyonshall, Kington for  
Mr R. Williams**

Following discussions with Mr Williams, he informs me that you have concerns regarding screening to the road from the site at the left of the existing entrance. There is at present a low stone wall some 450mm high.

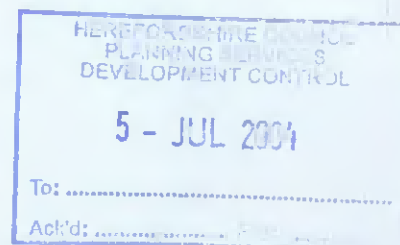
Mr Williams and I suggest that a traditional hedge and/or trees are planted to the rear of this wall to form an appropriate screen.

Would this meet with your approval?

Yours sincerely



E.J. Price

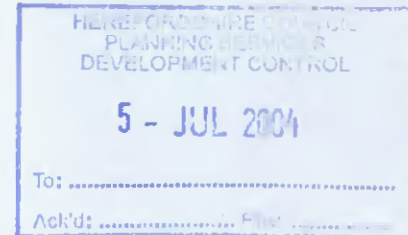


SIMON WITHERS FROM RICHARD WILLIAMS REF  
APPLICATION NO DCNW2003/3574/F

Dear Simon,

Thank-you for your letter last week. In response I can inform you of the percentage of plant mix in the new hedgerow.

- quickthorn 50%
- blackthorn 10%
- holly 10%
- hazel 5%
- field maple 5%
- viburnum 5%
- dog wood 5%
- spindle berry 10%



We shall also be planting at 450mm intervals as advised.

On further examination we have decided to plant a new hedge as translocating it would be too difficult a procedure from a mechanical point of view.

As regards closing the original access I have contacted the architect ( Eric Price) and he has informed me that the low stone wall marked for continuation in the plans is a continuation of an existing wall about 450mm high. We would subsequently plant a traditional hedge behind this which would continue across the old entrance.

I would like to discuss the possibility of omitting this wall as it really serves no purpose and would be in the way of the ideal line for planting the new hedge. There are also other complications that I would like to discuss with you. I have forwarded a letter from Mr Price.

I hope this information is helpful. I will contact you shortly to discuss further or I am available on [REDACTED]

Richard

**Environment Directorate**

Director: G. Dunhill

Mr R Williams  
Penhros Farm  
Lyonshall  
Kington  
Herefordshire  
HR5 3LH

Your Ref:

Our Ref: DCNW2003/3574/F

Please ask for: Mr S Withers

Telephone: 01432 261781

Fax: 01432 261970

E-mail:

Date: 29th June 2004

Dear Mr Williams,

**SITE:** Penrhos Farm, Lyonshall, Kington, Herefordshire, HR5 3LH  
**DESCRIPTION:** New vehicular access off A44 to farmhouse  
**APPLICATION NO:** DCNW2003/3574/F  
**APPLICATION TYPE:** Full

I refer to your submissions regarding the landscaping of the proposed new access.

Further to our discussion I have spoken to our Landscape Assistant and would comment as follows:-

- (a) Whilst the proposed mix of species for the new hedge is an acceptable one it is necessary for you to advise what percentage of each individual plant will form the hedgerow.
- (b) The planting distances should be 450 mm centres rather than the 900mm centres proposed
- (c) If you would like us to consider the idea of translocating the hedge then this needs to form part of your formal landscaping proposal and should be discussed in more detail with the Landscape Assistant (Juliet Wheatley 01432 260157). I am not averse to the principle of this but it is quite an involved process and as discussed I feel the new landscaping should be agreed as a potential fallback if the translocation should fail.
- (d) The closure of the existing access should be by means of a further extension of the native species hedge to be agreed pursuant to Condition 4. The use of coniferous planting was not part of the approved site plan and is not an approach that is generally encouraged. For information the intention was to extend the existing boundary wall to the corner of the existing building where the new hedgerow would take over. The details of stone and pointing to match are obviously acceptable and once the other matters are resolved I see no reason to object to the discharge of Condition 3
- (e) I am awaiting confirmation from the Divisional Surveyor as to the construction of the road.

I trust that this will enable you to progress the landscaping proposals and look forward to receiving the additional information at your earliest convenience.

*Yours sincerely,*

  
**Mr S Withers**  
**PRINCIPAL PLANNING OFFICER**

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County of Herefordshire District Council  
Northern Planning Services, PO Box 230, Blueschool House, Blueschool Street, Hereford, HR1 2ZB  
Tel: 01432 261787, Fax: 01432 261970  
**Main Switchboard: 01432-260000**

DC5000-MISC



[REDACTED]  
Mrs Y. Coleman  
Northern Planning Services  
PO Box 230  
Blueschool House  
Blueschool Street  
Hereford  
HR1ZB

Penrhos Farm  
Lyonshall  
Kington  
Herefordshire  
HR53LH  
21.06.04

Ref: Planning permission DCNW2003/3574/F

Dear Mrs Coleman.

Firstly, may I apologise for the number of conditions still outstanding. I hope that I will be able to clarify these sufficiently.

Condition 3

The boundary wall shall consist entirely of local building stone. What we cannot source from our own salvaged stone shall be purchased from a quarry at Gladestry. The pointing material shall be limestone based to give a grey characteristic in keeping with the locality.

Condition 4

We are endeavouring to leave as much of the hedgerow as is possible. Apart from the opening we have created, we feel only 45 metres of hedgerow will need to be planted. There is no need to interfere with any trees. As such the initial plans I hope should give a good enough indication of the replanting. The planting scheme is as follows;

Species- quick thorn, black thorn, holly, hazel, field maple, viburnum, dog wood and spindle berry.

Height- a minimum of 90 cms

Planting distances- planting will be at 900 cm intervals in two rows 450 cm apart. Each row will be staggered to create a hedge with planting at 450 cm in effect.

400mm

Condition 7

Prior to using the new access, the existing access shall be permanently closed by the creation of a fir hedge (leylandii). (I will forward details)

Condition 8

The area developed has been properly consolidated firstly in layers of soil which has been compacted in 9 inch layers with the use of a vibrator roll. After this 8-10 inches of stone has again been compacted by the same method. This area is ready for inspection.

HEREFORDSHIRE COUNCIL  
PLANNING SERVICES  
DEVELOPMENT CONTROL

22 JUN 2004

To: [REDACTED]

I hope I have been able to clarify the outstanding areas and look forward to your reply.

Yours Sincerely

[Redacted Signature]

Richard Williams

HEREFORDSHIRE COUNCIL  
PLANNING SERVICES  
DEVELOPMENT CONTROL

22 JUN 2004

To: .....

Ack'd: ..... File: .....

**TO MRS COLEMAN FROM RICHARD WILLIAMS  
REGARDING NEW ENTRANCE AT PENRHOS FARM**

Further to our conversation today I have forwarded a very amateurish illustration of the current situation. I hope you will be able to see that due to the angle of the road a continuation of the stone wall would soon lead to the wall being at ground level. I had hoped to be able to plant a leylandii hedge starting from the bottom adjacent to the house and finishing above the old entrance. I would then be able to trim the hedge on a regular basis and create a level finish. I would like to use leylandii particularly due to it's fast growing nature . As you can see there is quite a sharp rise from the house to the entrance and as such the trees by the house would need to be considerably higher. Another reason is it's ability to look effective at a fair height. This is important to us as we would like to make our property more private.

I hope this has been of some assistance and I will contact you shortly to discuss further.

HEREFORDSHIRE COUNCIL PLANNING SERVICES DEVELOPMENT CONTROL
23 JUN 2004
To: .....
Ack'd: ..... File: .....

Current  
SITUATION

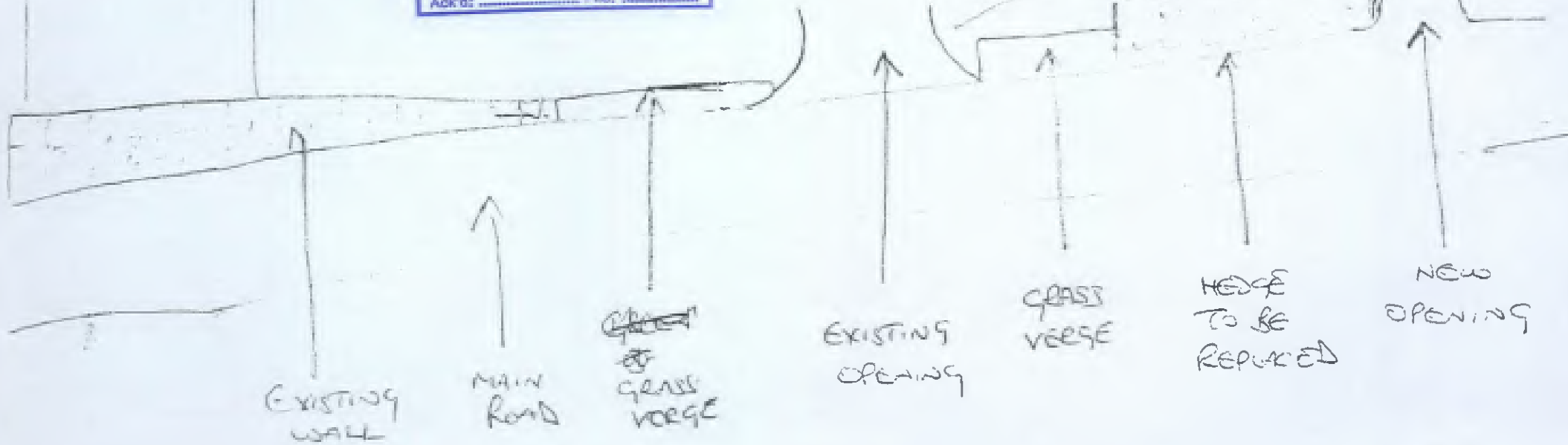


HEREFORDSHIRE COUNCIL  
PLANNING SERVICES  
DEVELOPMENT CONTROL

23 JUN 2004

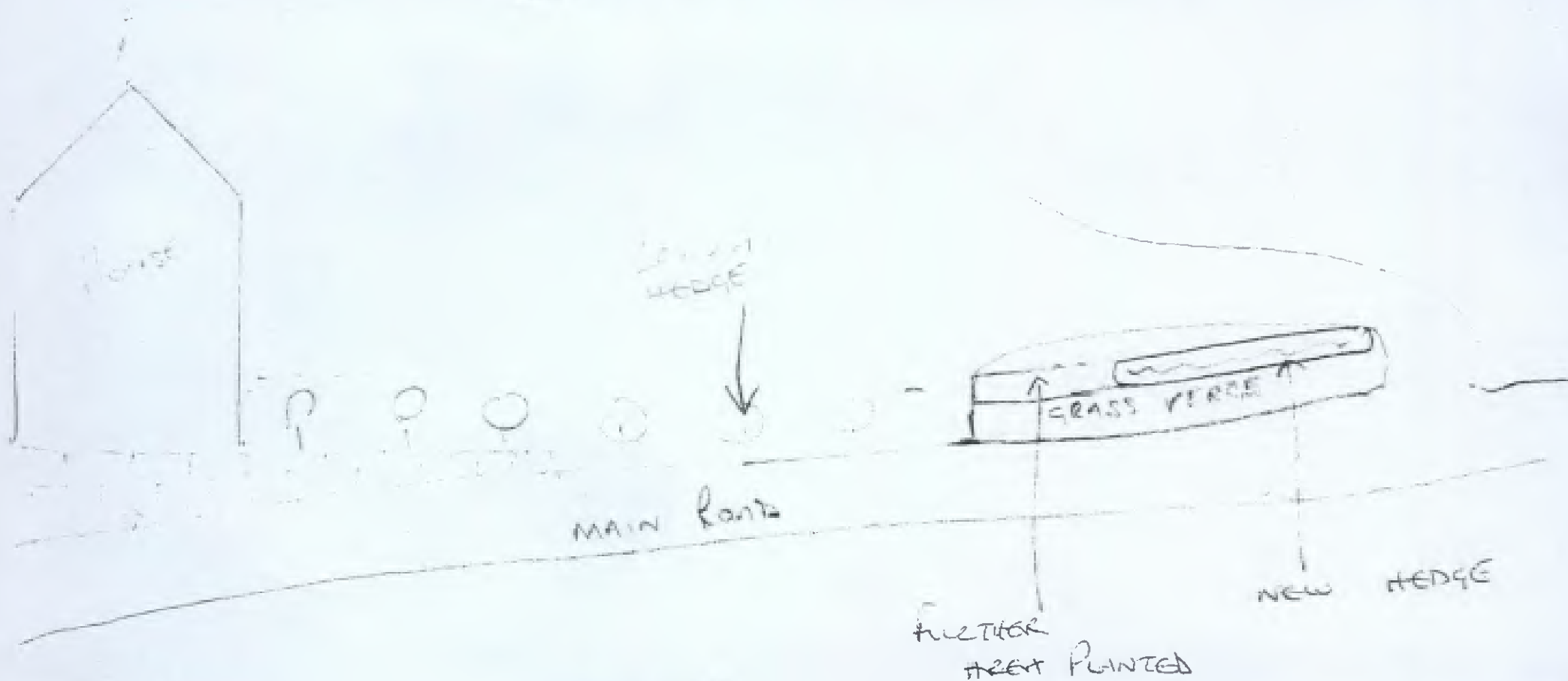
To: \_\_\_\_\_

App'd: \_\_\_\_\_ File: \_\_\_\_\_





NEW PROPOSED  
WITH LANDSCAPE HEDGE



HEREFORDSHIRE COUNCIL  
PLANNING SERVICES  
DEVELOPMENT CONTROL

23 JUN 2004

To: .....

Ack'd: ..... File: .....

## PLANNING PERMISSION

**Applicant:**

R Williams  
Penrhos Farm  
Near Lyonshall  
Kington  
Herefordshire  
HR5 3LH

**Agent:**

Mr E Price  
Moorcroft  
Lyonshall  
Kington  
Herefordshire  
HR5 3JZ

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Date of application: 1st December 2003

Application code: **DCNW2003/3574/F**

Grid ref: 31801,56195

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Proposed development:

**SITE:** Penrhos Farm, -, Lyonshall, Kington, Herefordshire, HR5 3LH  
**DESCRIPTION:** New vehicular access off A44 to farmhouse

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THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL hereby gives notice in pursuance of the provisions of the above Acts that PLANNING PERMISSION has been GRANTED for the development described above in accordance with the application and plans submitted to the authority subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in all respects strictly in accordance with the approved plans (site plan received on 19 November 2003), except where otherwise stipulated by conditions attached to this permission.

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

3. No development shall take place until details or samples of materials to be used externally on the boundary wall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the materials harmonise with the surroundings.

4. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development and any necessary tree surgery. All proposed planting shall be clearly described with species, sizes and planting numbers.

Reason: In order to protect the visual amenities of the area.

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5 year defects period.

Reason: In order to protect the visual amenities of the area.

6. None of the existing trees or hedgerows on the site (other than those specifically shown to be removed on the approved drawings) shall be removed, destroyed, felled, lopped or pruned without the prior consent in writing of the local planning authority.

Reason: To safeguard the amenity of the area.

7. Prior to the use of the application site hereby approved the existing vehicular access onto the adjoining highway shall be permanently closed. Details of the means of closure and reinstatement of this existing access shall be submitted to and approved in writing by the local planning authority prior to the commencement of work on the development hereby approved.

Reason: To ensure the safe and free flow of traffic using the adjoining County highway.

8. The development hereby permitted shall not be brought into use until the access, turning area and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted to and approved in writing by the local planning authority and these areas shall thereafter be retained and kept available for those uses at all times.

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

Notes to applicant :

1. The applicant is advised that the proposed new hedgerow planting scheme required by Condition 4 should include at least 7 species of native woody trees or shrubs.

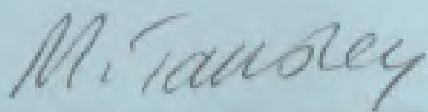
2. The decision to grant planning permission has been taken having regard to the policies and proposals in the Leominster District Local Plan set out below, and to all relevant material considerations including Supplementary Planning Guidance:

**A9 Safeguarding The Rural Landscape**

This informative is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please see the application report by contacting Reception at Blueschool House, Blueschool Street, Hereford (Tel: 01432-260342).

Northern Planning Services  
PO Box 230  
Blueschool House  
Blueschool Street  
Hereford

**Decision Date: 21st January 2004**

  
**Northern Divisional Planning Officer**

YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF

## NOTES

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.

### Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within 3 months of the date of the Council's decision if the date of the application is on or after 05/09/03 or 6 months of the date of the Council's decision if the date of the application was before 05/09/03. Both the date of the decision and the date of the application are clearly shown on the front of this notice. Forms are available from the Planning Inspectorate at Room 3/08B Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

### Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.



# DELEGATED DECISION REPORT

## APP. NO. DCNW2003/3574/F



**CASE OFFICER:** Mr S Withers  
**DATE OF SITE VISIT:** 10 December 2003

**Relevant Development Plan Policies:** LDLP – A1, A2(D), A9, A10, A18, A70

**Relevant Site History:** None specifically relevant to this application

### CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	Y		*		
Transportation	Y		*		
Historic Buildings Officer	Y		*		
Landscape Officer	Y		*		
Neighbour letter/ Notice	Y	*			
<b>Local Member</b>	✓	*			

### PLANNING OFFICER'S APPRAISAL:

#### Site description and proposal:

The application site is located immediately to the north of the A44 approximately 2km east of Kington. It lies in open countryside, which is also designated as AGLV. This is an established farm complex comprising the Grade II listed Penhros Farmhouse and its associated agricultural buildings, a mixture of modern and traditional general purpose buildings.

There are 2 existing point of access one serving the house and another more open one utilised in connection with the farm buildings.

PP is sought for the repositioning of the existing agricultural access to a safer point on the highway thereby improving visibility. It follows a number of near misses and a fatality. The proposed new access would require the removal and replanting of approximately 120m of roadside hedgerow to create the new splayed junction and vis splay in an easterly direction. The existing access would be permanently closed and landscaped with the intention to continue the existing low stone wall in front of the existing farm buildings.

Representations:

See above – no objections raised in principle.

Pre-application discussion:

Yes – see file.

Constraints:

AGLV

Appraisal:

As a starting point it is acknowledged that the proposed new position of the access represents a far safer one. The existing agricultural access suffers from poor visibility in both direction which is specifically the result of the proximity of a crest in the road to the east, a blind bend to the west and the general speed of traffic using the A44.

This is a position recognised by the HoE&T, the Landscape Officer and the Parish Council.

The issues are clearly the balance between highway safety and landscape impact. No objection is raised with regard to highway safety since the proposed new access would provide sufficient visibility in both directions.

The Landscape Officer has raised no objection in principle but considers that moving the point of access closer to the minor road junction on the opposite side of the A44 would mean that it would relate better to an existing gap in the hedgerow and involve less intervention generally.

This has been raised with the applicant but resisted on the basis that the design has been agreed with the Highways section. I tend in this case to feel that the benefits of moving the access as suggested by the Landscape Officer whilst possible will not result in any significant improvement in the localised effect of the hedgerow removal and given the importance attached to improving the access I would support the application as submitted.

**RECOMMENDATION:**

**PERMIT**

☒

**REFUSE**

☐

**CONDITION(S) & REASON(S):**

*(please note any variations to standard conditions)*

- (1) A01
- (2) A07 (Site Plan received on 19 November 2003)
- (3) B01 (boundary wall)
- (4) G04
- (5) G05
- (6) G09
- (7) H08 (use of the application site)(vehicular)
- (8) H13

Note to Applicant

- (1) The applicant is advised that the proposed new hedgerow planting scheme required by Condition 4 should include at least 7 species of native woody trees or shrubs.

(2) N15 – LDLP Policy A9

Signed: .....

Dated: 20th January 2004

**DIVISIONAL PLANNING OFFICER'S COMMENTS:**

*In accordance with*

**DECISION:**

**PERMIT**

☒

**REFUSE**

☐

Signed: .....

Dated: .....

*24/1/04*

**REASON FOR DELAY (if over 8 weeks)**

Negotiations

☐

Consultees

☐

Other

☐

(please specify)

# MEMORANDUM

To : Simon Withers, Planning Officer  
From : Mrs.Jane Patton, Landscape Officer, H14  
Tel. : (01432) 260150 My Ref : JP/  
Date : 8<sup>th</sup>. January 2004 Your Ref :  
Copy to :

---

**APPLICATION NUMBER:** DCNW2003/3574/F

**DEVELOPMENT:** New vehicular access off A44 to farmhouse

**LOCATION:** Penrhos Farm, Lyonshall

Thank you for this consultation. I visited the site in October 2003 and sent you a memo setting out my thoughts on the proposal at that time.

Having now seen the details of the new access, I confirm my original statement that, on highway safety grounds, I have no objection to the overall proposal. However, I think that on landscape grounds the access should be further along the A44 toward the minor road to Elsdon. The road is less in cut at this point so that a new access would cause less disruption through bank excavation than further along. Also it will exit onto the A44 at a point where the opposite verge is wider and there is more space (actual or perceived) for vehicle manoeuvres.

Regardless of where the access is located, we will require a detailed planting plan to address the hedge reinstatement. Standard landscape clause G12 would be suitable.

JANE PATTON



# MEMORANDUM

To : Mr T Davies, Northern Divisional Surveyor, West Street - C4  
From : Mr S Withers, DC North, PO Box 230  
Tel : 01432 261781 My Ref :  
Date : 4th December 2003 Your Ref :

Application No: DCNW2003/3574/F Application Type: Full  
Description: New vehicular access off A44 to farmhouse  
Site: Penrhos Farm, -, Lyonshall, Kington, Herefordshire, HR5 3LH  
Applicant: R Williams Agent: Mr E Price  
Previous/ Associated Application No(s) & Date(s):  
Grid Ref: 31801, Route No:  
56195  
Committee Consideration:

I enclose a copy of the application form and plans for the above development. Your comments are required, under the Town and Country Planning General Development Order 1998, and should be forwarded to the above office by 18th December 2003. Should you require further information please contact the Case Officer.

COMMENTS: (Continue on a separate sheet if necessary)

SITE VISITED: YES/NO

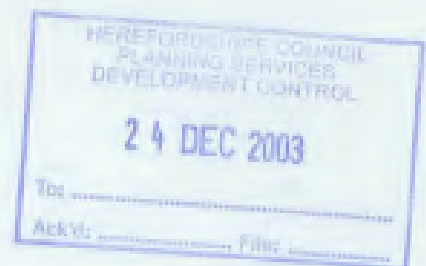
The consultee:- (delete as appropriate)

1. Does not wish to restrict / has no observations on / the grant of permission, approval or consent
2. Has no objection to the grant of permission
3. Recommends that any permission which this Authority may wish to give include the following conditions:-
4. Recommends that permission be refused for the following reasons:-

H 0 3

H 1 3

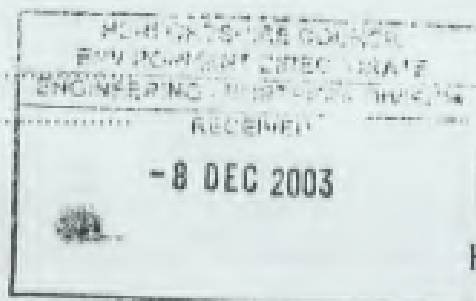
NOTES HN 1, 4, 5, 10



[If the above comments include standard note HN7 (Section 278 Agreements) please notify Phil Butts, Senior Registration Officer, Blueschool House of this requirement as there is a requirement from 1st July 2002 to enter all Section 278/Section 106 Agreements on the Statutory Register]

SIGNED: [Redacted Signature]

DATE RETURNED: 22/12/03



HEREFORDSHIRE  
COUNCIL

# HISTORIC BUILDING/CONSERVATION COMMENTS



HEREFORDSHIRE  
COUNCIL

Application No: **DCNW2003/3574/F**

Please comment by: 25th December 2003

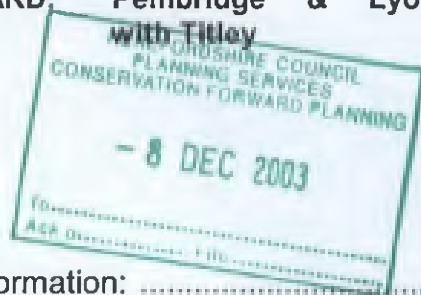
SITE: Penrhos Farm, -, Lyonshall, Kington, Herefordshire, HR5 3LH  
APPLICATION TYPE: Full  
DESCRIPTION: New vehicular access off A44 to farmhouse  
PARISH: Lyonshall WARD: Pembridge & Lyonshall

GRID REF: 31801,56195

Expiry Date:

Building Conservation Officer: Mrs G Amos

Principal Planning Officer: Mr S Withers



PPO's notes/observations/advice/additional relevant information:

Listed Building Grade ☐ I ☐ II\* ☒ II ☐ Conservation Area ☐

Curtilage Building ☐ Non Listed Building in a Conservation Area ☐

Design comments on planning application ☐

Character assessment of building:

Pre-application Notes:

*No objection to proposals*

Comments:

Conclusion/Recommendation:

*Permit, subject to condition regarding new stone walling i.e. a sample panel of stonework to be approved before building built.*

Signed:

Date:

*24.12.03*

(If possible, please return plans with your comments)

Page of pages



**Environment Directorate**  
Director: G. Dunhill

Mrs E Rolls  
Clerk to the Parish  
LYONSHALL CP  
The Chambers  
Council Offices  
Mill Street  
Kington  
HR5 3BH

RECEIVED

- 8 DEC 2003

Your Ref:

Our Ref:

Please ask for: Mr S Withers

Telephone: 01432 261781

Fax: 01432 261970

E-mail:

Dear Parish Clerk

Date: 4th December 2003

I should be pleased to receive the comments or views of your Parish Council on the enclosed application. If the land concerned is on or near the parish boundary, we consult both councils as a matter of courtesy and welcome local views.

Please use the space below to respond **by 25th December 2003** and return the plans to me as we have only a limited number of copies. The duplicate copy of this letter is for you to record your Council's comments and keep on file.

I look forward to hearing from you.

Yours faithfully,



**REGISTRATION OFFICER**

<b>SITE:</b>	Penrhos Farm, -, Lyonsall, Kington, Herefordshire, HR5 3LH
<b>DESCRIPTION:</b>	New vehicular access off A44 to farmhouse
<b>APPLICATION NO:</b>	DCNW2003/3574/F
<b>GRID REF:</b>	31801,56195
<b>APPLICATION TYPE:</b>	Full

The Parish Council, or its appropriate committee, has resolved to make the following comments:-

No objections - good idea



Signed \_\_\_\_\_  
Clerk to LYONSHALL CP

Date Returned 12/12/2003

County of Herefordshire District Council,  
Northern Planning Services, PO Box 230, Blueschool House, Blueschool Street, Hereford, HR1 2ZB  
Tel: 01432 261787, Fax: 01432 261970  
Main Switchboard: 01432-260000

# PLANNING NOTICE



Herefordshire Council has received an application for the following:-

**HEREFORDSHIRE  
COUNCIL**

**Proposal:** New vehicular access off A44 to farmhouse

**Location:** Penrhos Farm, -, Lyonshall, Kington, Herefordshire,  
HR5 3LH

**Application Number:** DCNW2003/3574/F

**Application Code/s:** P  
(see foot of notice)

You can see the plans at:

Northern Planning Services, Blueschool House, Blueschool Street, Hereford  
(telephone 01432 261787) or Council Offices, Mill Street, Kington (telephone 01544-  
230202)

Opening hours are: 8.45 am – 4.45 pm (Monday to Thursday), 8.45 am – 4.30 pm (Friday).  
Please telephone first, to check availability (telephone numbers as above).

Please send us representations or comments to: Northern Planning Services, PO Box  
230, Blueschool House, Blueschool Street, Hereford, HR1 2ZB by:

30/12/03

To ensure your representation is considered it must be received on or before this date.

**JONATHAN BARRETT, HEAD OF PLANNING SERVICES**

Posted by: ..... ADAM SHEPPARD ..... on behalf of Herefordshire Council

Date: ..... 9/12/03 .....

The letters in the above box apply to this application, and are explained as follows:-

<b>P</b> – Planning application	<b>AC</b> – Affects a Conservation Area
<b>L</b> – Listed Building Consent	<b>RW</b> – Affects a public right of way
<b>C</b> – Conservation Area Consent	<b>T</b> – Telecommunications mast
<b>SL</b> – Affects the setting of a Listed Building	<b>D</b> – Proposed development does not accord with the provisions of the Development Plan



N W 0 3 / 3 5 7 4 / F

**Environment Directorate**  
Director: G. Dunhill

Mr E Price  
Moorcroft  
Lyonshall  
Kington  
Herefordshire  
HR5 3JZ

Your Ref: E Price  
Our Ref: DCNW2003/3574/F  
Please ask for: Mr S Withers  
Telephone: 01432 261781  
Fax: 01432 261970  
E-Mail:

Date: 4th December 2003

Dear Mr Price,

**SITE:** Penrhos Farm, -, Lyonshall, Kington, Herefordshire, HR5 3LH  
**DESCRIPTION:** New vehicular access off A44 to farmhouse  
**APPLICATION NO:** DCNW2003/3574/F  
**APPLICATION TYPE:** Full

I received the above application from you on 19th November 2003 and it was registered as valid on 1st December 2003.

If any further plans, documents or information are required before a decision can be made, you will be notified.

If the description of the application is incorrect, or you have any queries concerning your application, it is important that you contact Mr S Withers, the Case Officer who will be dealing with your application.

Every effort will be made to deal with your application as quickly as possible. However, if you do not receive a decision in writing by 26th January 2004 you may either:

- agree to allow the Council more time to make a decision; or
- appeal to the Secretary of State for the Environment for him to make the decision. If you do this, all work on the application by my department will stop, and you will have to wait for the Secretary of State to make the decision. If you wish to appeal, you should apply for a form from the Planning Inspectorate at Room 3/08B Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. The appeal must be made within 6 months.

Before you decide which option to take, please discuss with Mr S Withers.

Yours sincerely,

**REGISTRATION OFFICER**

---

County of Herefordshire District Council,  
Northern Planning Services, PO Box 230, Blueschool House, Blueschool Street, Hereford, HR1 2ZB  
Tel: 01432 261787, Fax: 01432 261970  
**Main Switchboard: 01432-260000**

NW03 / 3574 / F

**Environment Directorate**

Director: G. Dunhill

Mr E Price  
Moorcroft  
Lyonshall  
Kington  
Herefordshire  
HR5 3JZ

Your Ref:  
Our Ref:  
Please ask for: Mrs D Crowley  
Telephone: 01432 383081  
Fax: 01432 261970  
E-mail:

Date: 26th November 2003

Dear Mr Price,

**SITE:** Penrhos Farm, -, Lyonshall, Kington, Herefordshire, HR5 3LH  
**DESCRIPTION:** New vehicular access off A44  
**APPLICATION NO:** T2003/3560  
**APPLICATION TYPE:** Full

Thank you for your application, received on 19th November 2003.

Before it can be registered, I will need the following further information or plans from you:

- I have returned 5 copies of your site location plan; please outline in red the proposed application site.

As soon as your application is valid it will be registered and the 8 week determination period will begin.

If you have any queries concerning this letter, please contact Mrs D Crowley.

Thank you for your assistance.

Yours sincerely,


**REGISTRATION OFFICER**

---

County of Herefordshire District Council,  
Northern Planning Services, PO Box 230, Blueschool House, Blueschool Street, HR1 2ZB  
Tel: 01432 261787, Fax: 01432 261970  
Main Switchboard: 01432-260000

NW03 / 3574 / F

*Moorcourt Farm  
Lyonsshall  
Kington  
Herefordshire  
HR5 3JZ*



14<sup>th</sup> November 2003

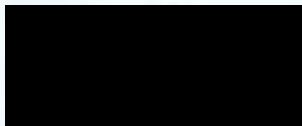
Mr S. Withers  
Principal Planning Officer  
Northern Planning Services  
PO Box 230  
Blueschool House  
Blueschool Street  
Hereford  
HR1 2ZB

Dear Simon

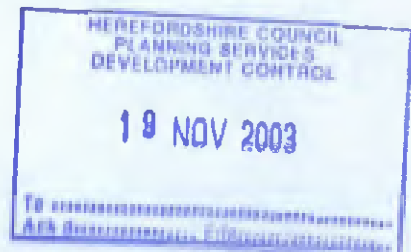
**Re: - Proposed New Entrance at Penrhos Farm,  
Lyonsshall.** 

Please find enclosed 6 copies of plans and fees for £110.

Yours sincerely,



E.J. Price



**APPLICATION FOR PLANNING PERMISSION**PLEASE READ ACCOMPANYING NOTES FIRST, THEN COMPLETE THE FORM  
USING BLOCK CAPITALSHEREFORDSHIRE  
COUNCIL

1

Name and address of applicant

Full name B. WilliamsAddress PENRHOS FARMN. LYONS HILL, KINSTONHP05Postcode HP53JH

Tel. No. ....

2

Name and address of agent (if applicable)

Full name E. PRICEAddress MOORE COURT, LYONS HILL,KINSTON HP05Postcode HP53JZTel No. 01544 244 245Contact name E. PRICE

3

Full postal address of the application site/building

Address PENRHOS FARMN. LYONS HILL, KINSTONHP05Postcode HP53JZ

4

Description of proposed development

PROPOSED NEW VEHICULARACCESS TO FARM +FARM HOUSE OFF MAINA44

5

Area of application site

N/A hectares

6

Type of application (please tick **one** large and **any**  
applicable smaller boxes)**A. Change of use only**

- external building works/alterations will be necessary ☐
- no external works/alterations are proposed ☐

**B. Building works, external alterations etc.**NEW VEHICULAR ACCESS ☒

- external alterations to building/structure ☐
- extension of building/structure ☐
- erection of detached building/structure ☐
- external plant or machinery ☐
- engineering/earth moving operation ☐

No change of use is involved ☐The proposal includes a change of use ☐**C. Outline application**

Please tick those matters which you wish to have 'reserved' for future consideration:

- |                     |                          |             |                          |
|---------------------|--------------------------|-------------|--------------------------|
| External appearance | <input type="checkbox"/> | Siting      | <input type="checkbox"/> |
| Means of access     | <input type="checkbox"/> | Design      | <input type="checkbox"/> |
|                     |                          | Landscaping | <input type="checkbox"/> |

**D. Reserved matters**Application number of outline permission: 

Please tick those matters which you wish to have considered with this application:

- |                     |                          |             |                          |
|---------------------|--------------------------|-------------|--------------------------|
| External appearance | <input type="checkbox"/> | Siting      | <input type="checkbox"/> |
| Means of access     | <input type="checkbox"/> | Design      | <input type="checkbox"/> |
|                     |                          | Landscaping | <input type="checkbox"/> |

**E. Removal/variation of a condition****F. Application relating to unauthorised development already carried out****G. Renewal of permission, ref. no.** HEREFORDSHIRE COUNCIL  
PLANNING SERVICES  
DEVELOPMENT CONTROL

19 NOV 2003

TO: HEREFORDSHIRE COUNCIL  
FROM: PLANNING SERVICES



7

## Current uses

Please select **main** current use from the list in the notes and write relevant number here (eg 1.1 etc):

1.1

If vacant state the last use(s) of the site/building and date when site became vacant:

FARM LAND - (1995)

Are you aware of any pollution or contamination of the site? (e.g. land filling/fuel or chemical storage) Please give details:

NO

If residential, state current number of dwellings (including self-contained or separate flats)

N/A

8

## Proposed non-residential uses

How much additional floorspace is proposed? Please include both new development and change of use and divide floorspace between the following uses:

Industrial floorspace	N/A	sq. m.
Warehouse floorspace		sq. m.
Office floorspace		sq. m.
Retail floorspace		sq. m.
Agricultural floorspace		sq. m.
Other (please specify)		sq. m.

9

## Parking spaces

Existing Proposed

Number of car spaces

Number of lorry spaces

N/A. PART OF FARM YARD.

10

## Access

Will there be a new access to a public road or alteration to any existing access to a public road? (please tick **one** box)

Yes ☒ No ☐

Name of road A44

(Between King's + Lynnhill)

11

## Public Right of Way

Does a Public Right of Way cross the application site? (please tick **one** box in each case)

Yes ☐ No ☒

If yes, will your proposal affect or alter it?

Yes ☐ No ☐

12

## Waste

A. What waste materials will be generated during the construction/development of the proposal? (please tick as appropriate)

Soil/clay

Gravel/rock

Demolition materials

Other (please specify)

Will any of these be disposed of:

On the application site: Yes ☒ No ☐On other land in your control: Yes ☐ No ☐By contractor: Yes ☐ No ☐

Other (please specify)

**DO NOT ANSWER QUESTION 12B IF THE APPLICATION IS FOR HOUSING**

B. What waste materials will be generated during the course of operating/occupying/ using the site if permission is granted? (please tick as appropriate)

Commercial

Manufacturing (including food)

Metals

Chemicals

Packaging/paper

Plastics/rubber

Other (please specify)

Will any of these be disposed of:

On the application site: Yes ☐ No ☐On other land in your control: Yes ☐ No ☐By contractor: Yes ☐ No ☐

Other (please specify)



NW03 / 3574 / F

13

Drainage (please complete part A and tick **one** box in part B)

A. Please state how storm water will be disposed

TO EXISTING FARMYARD OUTLETS

B. Foul water will be disposed to:

Mains sewer ☐ Existing cesspit ☒  
Existing septic tank ☐ Proposed cesspit ☐  
Proposed septic tank ☐ Other ☐

If non-mains sewerage is proposed, further information is needed. Please enter details on the attached form

14

Water supply (please tick **one** box)

A. Water supply is not required to this development ☒  
B. There will be mains water supply to the development ☐  
C. There will be a private water supply and I have the permission of the owner of that supply ☐

15

Materials (please specify)

Walls Replacement and Extension  
Roof 7 new stone Perimeter Wall  
Other to Area

16

Trees (please tick **one** box)

Does the proposal involve the felling or pruning of one or more trees?

Yes ☐ No ☒

**Questions 17-21 only** relate to applications which involve **residential** development, if not applicable please tick box below and answer **Question 22**

Questions 17-21 not applicable ☐

17

Housing numbers

N/A

Number of dwellings proposed

How many existing dwellings will be lost through demolition?

How many existing dwellings will be lost through conversion?

18

Size of proposed dwellings

No. of 1 bedroomed dwellings

No. of 2 bedroomed dwellings

No. of 3 bedroomed dwellings

No. of dwellings with 4 or more bedrooms

19

Type of dwellings proposed

No. of flats

No. of bedsits

No. of houses

No. of bungalows

20

Density of development

Where the proposal involves the development of more than 50 houses please indicate the area of the site which will be developed for housing and directly associated uses (see notes for guidance).

N/A

..... hectares

21

Affordable housing

N/A

Total number of "affordable dwellings" to be provided

How many of the affordable housing would constitute subsidised housing?

How many of the affordable housing would constitute low-cost market housing?

(See notes for definition of what constitutes "affordable" housing)

HEREFORDSHIRE COUNCIL  
PLANNING SERVICES  
DEVELOPMENT CONTROL

19 NOV 2003

To .....  
Ack d.....

EVERYONE PLEASE ANSWER THIS QUESTION

22

Propriety (please tick **one** box)

Does the application involve the property of:

- a member of Herefordshire Council ☐
- an officer of the Council who holds a politically restricted post ☐
- not applicable ☒

23

Free applications

If you think no fee is payable for this application, please tell us why, referring to the fees sheet first for guidance.

.....  
 .....  
 .....  
 .....

PLEASE REMEMBER TO SIGN AND DATE THE FORM

Signed .....



(Applicant/Agent)

Date .....

12/11/03

## SUMMARY AND CHECK LIST

Please tick off each item you are submitting, as they apply to your proposal – you may not need to use them all. Enclosed with this form are the following documents:



Your Certificate of Ownership, signed and dated



Cheque/PO No..... made out to **Herefordshire Council** in the sum of £..11,000..



6 copies of a site location plan to scale 1:1250 or 1:2500

Drawing No(s):



6 copies of a block or layout plan to scale 1:500

Drawing No(s):



6 copies of scaled floor plans and elevations/sections for the **existing** building or land form

Drawing No(s):



6 copies of scaled floor plans and elevations/sections for the **proposed** building or land form

Drawing No(s):



Non-mains sewerage information sheet



A set of  photographs



Other supporting items, documents or letter/s

If you have had preliminary discussions about this proposal, please tell us with which Officer:

SIMON WITHERS

Please telephone the Registration Section at the Planning Office if you need any advice about plans, fees or forms, on **01432 261785** for Leominster, or **01432 260458** for Hereford.

NW03/3574/F

**TOWN & COUNTRY PLANNING (GENERAL  
DEVELOPMENT PROCEDURE) ORDER 1995  
CERTIFICATE UNDER ARTICLE 7**  
OWNERSHIP INFORMATION CERTIFICATE



HEREFORDSHIRE  
COUNCIL

**CERTIFICATE A**

**I certify that:**

1. On the day 21 days before the date of the accompanying application, nobody except the applicant was the owner of any part of the land to which the application relates.
2. None of the land to which the application relates is, or is part of, an agricultural holding.

Signed .....

On behalf of .....

Date .....

**Note:**

Part 1 - A applies if you/and your partner hold exclusive ownership of the application site.

B applies if someone else owns any of the site, in which case please sign B and send the owner/s the completed notice at the foot of this sheet.

Please delete whichever does not apply.

Part 2 asks you to declare that there are no agricultural tenants on the site (if there are, please contact the Planning Office)

**CERTIFICATE B**

**I certify that:**

1. I have/The applicant has given the requisite Notice to everyone else who, on the day 21 days before the date of the accompanying application, was the owner of any part of the land to which the application relates, as listed below.

Owner's name .....

Address at which Notice was served .....

Postcode .....

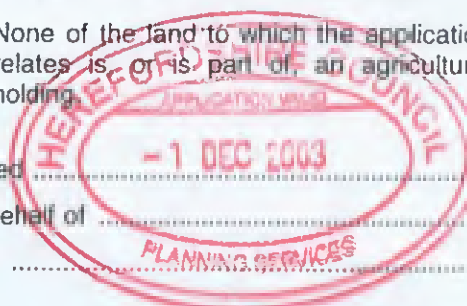
Date of service of Notice .....

2. None of the land to which the application relates is, or is part of, an agricultural holding.

Signed .....

On behalf of .....

Date .....



**NOTICE**

**UNDER ARTICLE 6 OF THE TOWN & COUNTRY PLANNING  
(GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**



HEREFORDSHIRE  
COUNCIL

An application for planning permission is being made to Herefordshire Council and you are owner/part owner of the property, the subject of the application, or are the holder of a lease with an unexpired term of at least 7 years.

Proposed development at .....

*PENRHES FARM, N<sup>W</sup> LYONSHAM,*

*KINSTON, HP05.*

Name of applicant .....

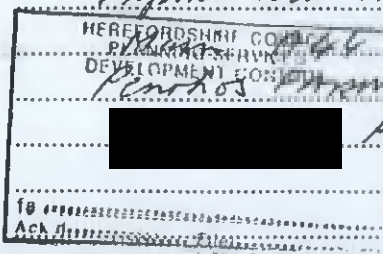
Signed .....

Date .....

On behalf of .....

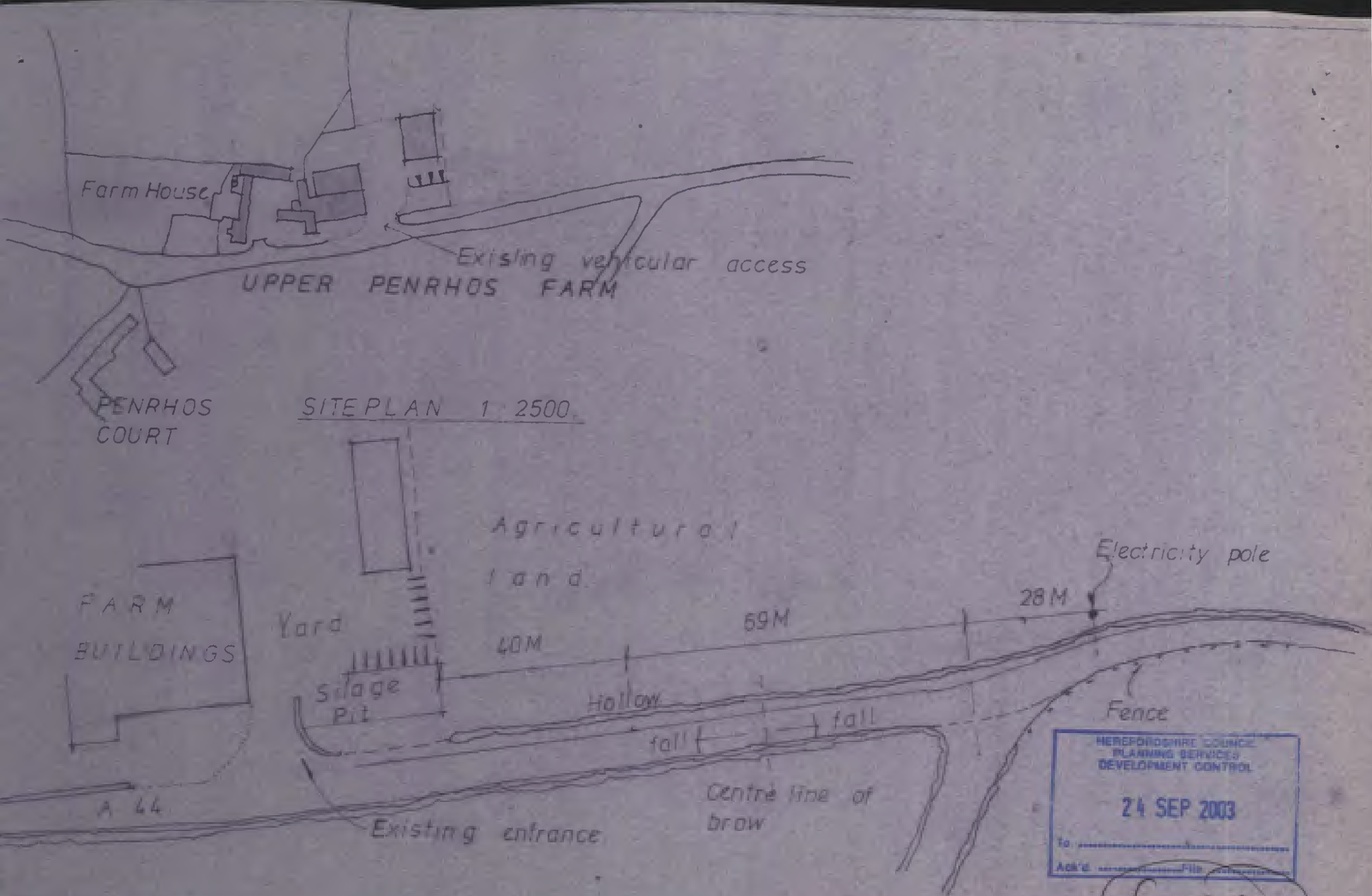
Description of proposed development .....

*Proposed New Access to*



Please make any representations on this proposal within 3 weeks of receiving this Notice to: Planning Services, PO Box 230, Blueschool House, Blueschool Street, Hereford, HR1 2ZB

N.B. The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.



Farm House

Existing vehicular access  
UPPER PENRHOS FARM

PENRHOS  
COURT

SITE PLAN 1:2500

Agricultural  
land

Electricity pole

28M

FARM  
BUILDINGS

Yard

69M

40M

Silage  
Pit

Hollow

Fence

A 44

fall

fall

Centre line of  
brow

Existing entrance

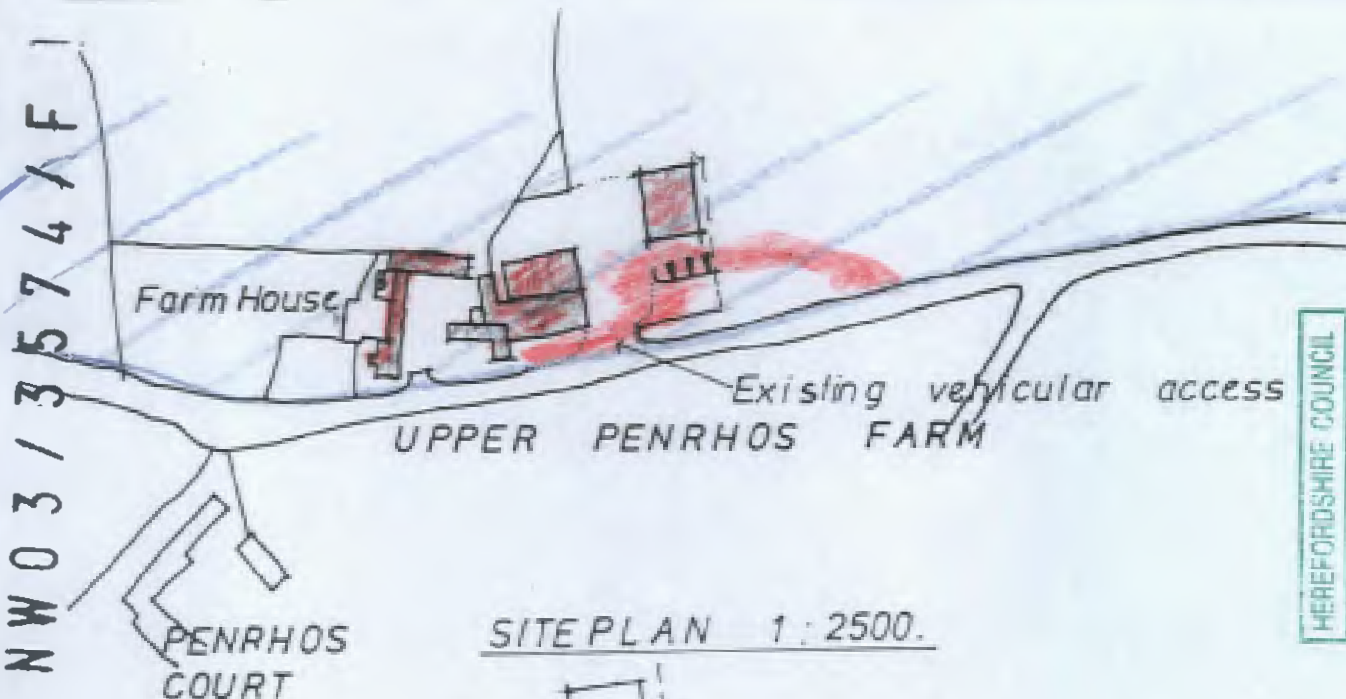
HEREFORDSHIRE COUNCIL PLANNING SERVICES DEVELOPMENT CONTROL	
24 SEP 2003	
To: .....	File .....
Ack'd: .....	File .....

Existing

PROPOSED NEW ACCESS TO PENRHOS FM, N. KINGTON. FOR R WILLIAMS.



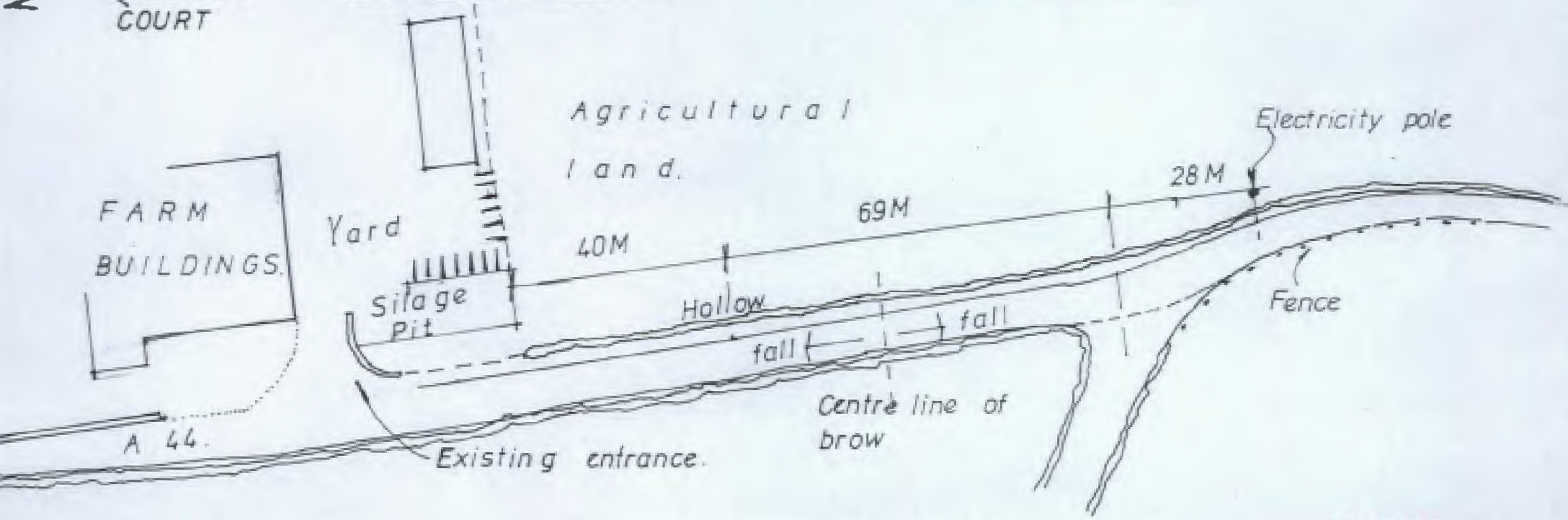
NW03135741F



SITE PLAN 1:2500.

HEREFORDSHIRE COUNCIL
<b>APPROVED</b>
UNDER TOWN & COUNTRY PLANNING ACT
DECISION DATE: 21 JAN 2004

HEREFORDSHIRE COUNCIL  
PLANNING SERVICES  
DEVELOPMENT CONTROL  
**19 NOV 2003**  
To: .....  
Ack: .....  
File: .....



EXISTING

PROPOSED NEW ACCESS TO PENRHOS FM, NCKINGTON. FOR R WILLIAMS.

NW03/3574/F

Farm House

Existing vehicular access

UPPER PENRHOS FARM

PENRHOS COURT

SITE PLAN 1:2500.

Agricultural land.

FARM BUILDINGS.

Yard

Silage Pit

40M

Hollow

69M

28M

Electricity pole

Fence

fall

fall

Centre line of brow

Existing entrance.

A 44.

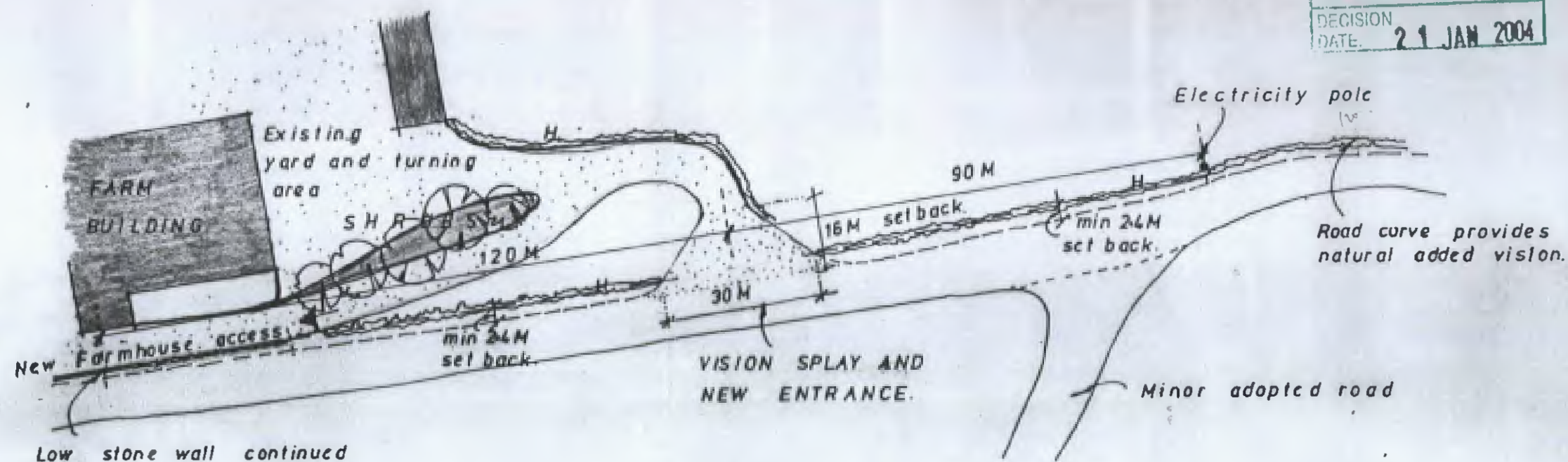
EXISTING

PROPOSED NEW ACCESS TO PENRHOS FM, N. KINGTON. FOR R WILLIAMS.

HERFORDSHIRE COUNCIL  
PLANNING SERVICES  
DEVELOPMENT CONTROL  
19 NOV 2003  
To Assessments, Planning Services, Development Control  
Ack. & Comments: File

NW03/3574/F

HEREFORDSHIRE COUNCIL  
**APPROVED**  
 UNDER TOWN &  
 COUNTRY PLANNING ACT  
 DECISION  
 DATE: 21 JAN 2004



KEY.

(H.) New hedge set back 2.4M of mixed species including oaks and ash.

PROPOSED NEW VEHICULAR ACCESS AT PENRHOS NR KINGTON FOR R. WILLIAMS.

SCALE 1:100 DATE: 12/11/03 REV NO:

HEREFORDSHIRE COUNCIL  
 PLANNING SERVICES  
 DEVELOPMENT CONTROL  
**19 NOV 2003**  
 To: .....  
 Ack: ..... File: .....