

# DELEGATED DECISION REPORT

## APPLICATION NUMBER

**163582**

Land nr Great Camdore, Orcop, Hereford,

**CASE OFFICER: Mr Matt Tompkins**

**DATE OF SITE VISIT: 21/11/2016**

**Relevant Development**      **Herefordshire Local Plan – Core Strategy**  
**Plan Policies:**                Policies SS1, SS4, SS6, LD1, LD4, MT1

### National Planning Policy Framework

**Relevant Site History:**      **160291/F** Creation of gated entrance and hard standings:  
*Refused*

### CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	x				
Transportation	x				
Ecologist/Landscape Officer	x				
Neighbour letter/ Site Notice	x				
Other					
Local Member	x				

### PLANNING OFFICER'S APPRAISAL:

#### Site description and proposal:

The application site is a forested area at Great Cadmore, Orcop located 300 metres to the east of Bagwyllidiart accessed off the C1234.

The application seeks permission for access, turning and a track to the woodland for forestry purposes. The track would be 30 metres long running perpendicular to the road off which access is gained and would be 4 metres wide, with a splayed access extending 6 metres, and 45 degrees, each side of the track. A galvanised 6 post fence would be located c. 4 metres from the highway edge. The tracks would be constructed of MOT Type 1 base, finished in 6FS capping.

A previous application was refused for the track given that there was no turning within the site, requiring HGVs to reverse into or out of the site, and for the ecological harm associated with the track and highway mitigation features. The proposed track is 30 metres further west than the previous application.

### Representations:

The **Parish Council** did not provide response

The Council's **Transportation Manager** does not object

The Council's **Ecologist** does not object.

### Pre-application discussion:

Detailed pre-application discussions re-overcoming reasons for refusal of previous application. Works necessary for highway safety were agreed as to minimise landscape and ecology harm.

### Appraisal:

The application proposes the provision of a forestry track to enable forestry works to be undertaken within the woodland – A Forestry Commission felling license has been granted for the sites.

HLP Policy SS5 sets out the Council's position for land employment land uses and states it will support the continuing development of the more traditional employment sectors such as farming and food and drink manufacturing. Forestry is considered to be a traditional employment sector akin to farming and as such, the principle of development is agreed. Otherwise, the main issues are considered to be highway safety, landscape impact and biodiversity impact.

HLP Policy LD1 seeks to ensure, amongst other things, that development conserves and enhances the natural, historic and scenic beauty of important landscapes and protection of the area's character by enabling appropriate uses, design and management.

The subject woodland is listed as Ancient Woodland and are important landscape features. The sole purpose for the development is to enable the proper management of the woodlands. For this reason and that the proposed tracks are to be appropriately constructed as to uphold the rurality of this open countryside location, the development would uphold landscape character and comply with Policy LD1.

In terms of Highway Safety and relevant to this application, HLP Policies SS4 and MT1 requires that proposals are designed and laid out to achieve safe entrance and exit and have appropriate operational and manoeuvring space.

The application includes a transport method statement and plans of the proposed access, track and turning area. Whilst visibility is lower than ordinarily required for the speed limit of the road, given the infrequent use of the track, visibility is considered acceptable subject to the implantation of the signage methodology which includes temporary signage warning of the works and whilst works are being undertaken. It also includes notice being displayed in

the Parish magazine. The access is splayed and the first 6 metres would be bound to avoid kicking loose surfacing onto the highway. Conditions will be used to require these features to be undertaken. There is also an appropriate turning area within the woodland to allow HGVs to turn within the site as to access and leave the site in a forward gear. On that basis, highway safety is upheld and the proposal complies with Policies SS4 and MT1 of the Core Strategy.

Turning to issues of biodiversity, HLP Policies SS6 and LD2 requires that development proposals conserve, restore and enhance the biodiversity assets of Herefordshire, through the retention and protection of nature conservation sites and habitats, and important species. Give that works are to restore and enhance the biodiversity value of the site and that no hedgerow will be removed, the Council's Ecologist confirms that there is no objection to the proposed development. For these reasons, the application is considered to accord with Policies SS6 and LD2 on biodiversity grounds.

For the above reasons, and that I have found no other harm, the application proposal accords with the Core Strategy in the round and approval is recommended.

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

**CONDITION(S) & REASON(S) / REASON(S) FOR REFUSAL:**

1. C01
2. C06 – Plan 1 – Profile of stoned loading area; Plan 2 – Elevation of proposed gateway; Plan 3 – Plan of proposed gateway; Planning – Map 2
3. The submitted Signage Method Statement shall be fully implemented in accordance with the detail and time schedule therein prior to and during the first use and subsequent reuses of the hereby approved track and access.

Reason: In order to warn road users of the infrequent use of the access and to uphold highway safety in accordance with Policies SS4 and MT1 of the Herefordshire Local Plan – Core Strategy and the NPPF.

**Informatives**

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

*[Handwritten signature]*

Signed: ..... Dated: 14<sup>th</sup> December 2016

**TEAM LEADER'S COMMENTS:**

**DECISION:**

**PERMIT**

☒

**REFUSE**

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Signed: *[Handwritten signature]* ..... Dated: 19/12/16 .....