

From: Bailey, Josh

Sent: 17 February 2021 18:37

To: 'phil' <phil.plant@midwestplanning.co.uk>

Subject: RE: Pegs Farm, Staplow, Application ref : 202758 and 202946

Hello Phil,

It is now been more than two months since my most recent request for updated but more realistically, complete plans, namely the plans of the garages in order to make an assessment of your application. Please see below our email exchange of 3 and 4 December 2020 with you confirming that these were to be submitted in due course.

Further to that point, I draw your attention to the red line submitted for these applications, which has been amended to exclude Goldings Barn, largely of course due to a change in ownership, but this does not correlate with the red line of the original planning permission and LBC, which cannot be procedurally done under a S.73 application.

You either need to draw the red lines to match the previous applications and serve notice on the owner of Goldings Barn, namely by signing certificate B, or make a new planning application and listed building consent which confirms what you are intending to do. The latter option may be of more ease for the avoidance of doubt. To confirm my correct assumptions, please see the location plan approved under 152289 and these current applications, which are drawn differently:





Finally, I understand from a number of interested parties that works are not taking place in accordance with the plans shown on these current applications. I am visiting tomorrow to check this and inform Enforcement accordingly.

At this time, and whilst I have kept the applications live to date, I feel that for the avoidance of doubt and public clarity on this situation, given already that the Council are still awaiting complete plans and moreover correct procedural matters, I am invalidating both applications with immediate effect. This will appear to that effect on the website from midnight tonight.

You may wish to withdraw both applications and make a new planning application and listed building consent for re-assessment accordingly with correct plans and intentions.

Kind Regards,
Josh

Josh Bailey

Senior Planning Officer – North Team (Economy & Place Directorate)

Email: Joshua.Bailey@herefordshire.gov.uk

Telephone: 01432 261903

Address: Planning Services, Herefordshire Council, Plough Lane, Hereford, HR4 0LE

Main Council Switchboard: 01432 260000

General Planning Enquiries: planning_enquiries@herefordshire.gov.uk

****Please Note – Due to COVID-19, I am working remotely and sometimes outside core working hours, as such please accept that there may be a delay of up to 2/3 working days before responding****





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From: phil <phil.plant@midwestplanning.co.uk>
Sent: 04 December 2020 10:45
To: Bailey, Josh <Joshua.Bailey@herefordshire.gov.uk>
Subject: RE: Pegs Farm, Staplow, Application ref : 202758

Hello Josh,

Thank you for the update. I'll liaise with John and his architect and get back to you.

Kind regards,

Phil.

From: Bailey, Josh <Joshua.Bailey@herefordshire.gov.uk>
Sent: 03 December 2020 17:17
To: phil <phil.plant@midwestplanning.co.uk>
Subject: FW: Pegs Farm, Staplow, Application ref : 202758

Hello Phil,

Could you advise in respect of the Historic Building Officers comments in respect of the proposed garages.

I'll wait to hear from you in due course.

Kind Regards,
Josh

Josh Bailey

Senior Planning Officer – North Team

Economy & Place Directorate

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From: Joyce, Nick <Nick.Joyce2@herefordshire.gov.uk>

Sent: 03 December 2020 12:47

To: Bailey, Josh <Joshua.Bailey@herefordshire.gov.uk>

Subject: Pegs Farm, Staplow, Application ref : 202758

Hi Josh,

I have now looked over the amended drawings which are in accordance with what was discussed and agreed at our site meeting on Friday 2nd October.

Unless I have missed it, I haven't seen any drawings of the proposed new garages so can these be provided please.

Should you be minded to approve the application I suggest the following conditions are applied prior to commencement:

Main House.

Details of standing seam roof covering including colour.

Edge details of the roof including abutment with the timber framed gable end.

External joinery details at 1:5 scale of the lean-to entrance and glazed screen including surface treatment.

Agricultural barn.

Details of roof covering including colour.

Details of weatherboarding and any surface treatment

Joinery details of barn doors – internal and external elevations and ironmongery including surface treatment

Details of rainwater goods

Fuggles and Cider Mill.

Details of external joinery at 1:5 scale including surface treatment

Details of rooflights

Details of roof coverings including colour

Details of rainwater goods

CottonsBarn

External joinery at 1:5 scale including finish

Sample panel of new stonework to approve new stone, bond, mortar mix, colour and pointing. Note: lime putty sand mix – no cement

Sample of any new bricks required for repairs, and sample of mortar as above

Details of new boundary fence

Landscaping

Hard standing for cars to be a permeable surface, eg grasscrete or similar approved

Details of proposed new garages

Let me know if you require further information.

Regards,

Nick

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