

G E O F F J O N E S : A R C H I T E C T

2026.4/gj

08:07:05

Mr S Holder
Herefordshire Council
Planning Section
Blueschool House
Blueschool Street
Hereford
HR1 2ZB

Dear Mr Holder

WALFORD COURT BARNs : UNDERGROUND GAS TANKS

I enclose 2 copies of drawing 2026:21 B, the site layout for the Barns at Walford Court, indicating the position in the north corner of the underground Calor gas tanks to serve the new dwellings, and Calor Gas drawing 18612 showing the gas tanks in detail.

We request that the installation of these underground gas tanks be accepted as an amendment to the existing planning approvals.

Yours sincerely

Geoff Jones.



53 Broad Street Ross-on-Wye Herefordshire HR9 7DY
P h o n e / F a x : 0 1 9 8 9 7 6 9 0 7 3
g e o f f j o n e s a r c h i t e c t @ z o o m . c o . u k
G e o f f J o n e s B s c D i p A r c h R I B A F C I O B

Environment Directorate
Director: G. Dunhill

Mr N Jones
M F Freeman Ltd
Ruardean Works
Varnister Road
Drybrook
GL17 9BH

Your Ref:
Our Ref: SE2002/3372/F
SE2002/3373/L
Please ask for: Mr S Holder
Telephone: 01432 260479
Fax: 01432 261970
E-mail: sholder@herefordshire.gov.uk

Date: 19th February 2004

Dear Sir,

SITE: Walford Court Barns, Walford Court, Walford, Ross-On-Wye, Herefordshire, HR9 5SA
DESCRIPTION: Change of use and conversion of barns to six dwellings.
APPLICATION NO: SE2002/3372/F
APPLICATION TYPE: Full

Thank you for your letter of 13 February 2004 regarding works to the highway, the contents of which I have noted.

I confirm our recent telephone conversation regarding the mortar, windows, guttering and slates. The light coloured mortar is preferred but ideally this could be more pink in colour to match the original mortar. The sample of Spanish slates is acceptable and it would be appreciated if the name / type could be specified for our records. Rainwater goods should be cast iron or aluminium rather than plastic; half round guttering is acceptable. The windows you propose are the modern storm proof type which are not appropriate for traditional buildings. I understand that you will reconsider this matter. Double-glazing is not normally acceptable for listed buildings but I will discuss this with Mr. P. Gibbons (Cons. Architect) and advise you in due course.

Please contact me if you have any queries regarding the above.

Yours faithfully,



MR S HOLDER
PRINCIPAL PLANNING OFFICER

MF FREEMAN LTD

• Construction • Civils • Plant Hire

SM
Ruardean Works · Varnister Road
Nr. Drybrook · Glos · GL17 9BH
T : 01594 542485
F : 01594 544492
E : info@mffreeman.wyenet.co.uk
W : www.mffreeman.co.uk

Our Ref NJ/CLM/1891

13th February 2004

Steven Holder
Herefordshire County Council
Blueschool House
Blueschool Street
Hereford
HR1 2ZB



Dear Mr Holder

RE: Walford Court Barns, Walford Court, Walford, Nr. Ross On Wye HR9 5QP
SE2003/3372/F

Please find attached correspondence with the Highways department which confirms that an S278 agreement is not required.

Yours sincerely

Neil Jones
M.F Freeman Ltd

Encs



VAT Reg. No. 535 5462 40
Company Registration No. 2180612

Directors:
Mervyn Freeman Jennifer Freeman



Environment

Director: G. Dunhill

For the attention of: -

Mr Neil Jones
M F Freeman Ltd
Ruardean Works
Varnister Road
Near Drybrook
Gloucestershire
GL17 9BH

Your Ref: NJ/CLM/1879

Our Ref: AJ/JNP/VCftr72004

Please ask for: Mr A James

Direct Line/Extension: 01432 260459

Fax: 01432 261745

E-mail:

3 February 2004

Dear Sir,

Walford Court Barns, Walford Court, Walford, Ross-on-Wye HR9 5QP

I write with regard to the additional Planning Permission information that you provided me with on 26th January 2004 and confirm that it is clear from this information that you need to send a confirmatory letter to the Planning Department enclosing a copy of my correspondence to you to the effect that it has been agreed that due to the fact that you are doing no works in the highway then an agreement under Section 278 of the Highways Act as required under 'Notes to Applicant' item 3 will not be required by the South Division of the Engineering Services Section of the Environmental Services Department.


This should then close the matter.

With regard to the complaint about mud on the roadway that I forwarded to you on Friday 30th January 2004 I would request that you continue to keep the roads nearby the development clean and free from mud as required by the 'Notes to Applicant' item 1.

I have forwarded a copy of this letter to my colleague Mr Andy Byng, Senior Engineer (Highway Adoptions) for his information.

I trust that this information is sufficient for your purposes and that this is sufficient to close this correspondence.

Yours faithfully


TONY JAMES
ENGINEERING TECHNICIAN

Copy: Mr Andy Byng, Senior Engineer (Highways Adoptions)



County of Herefordshire District Council
Engineering and Transportation
Unit 3, Thorn Business Park
Rotherwas Industrial Estate
Hereford
HR2 6JT

Main Switchboard: (01432) 260000



M. F. Freeman Ltd.,
Ruardean Works,
Varnister Road,
Near Drybrook,
Gloucestershire.
GL17 9BH

RECEIVED

26 JAN 2004

Environment Directorate

Director: G S Dunhill

Your Ref: NJ/CLM/1879

Our Ref: AJ/MAS/

Please ask for: Mr. A. James

Direct Line/Extension: (01432) 260459

Fax: (01432) 261745

E-mail:

For the attention of Mr. Neil Jones

23rd January, 2004

Dear Sir,

WALFORD COURT BARNS, WALFORD COURT, WALFORD NEAR ROSS ON WYE. HR9 5QP

I write in reply to your letter dated 22nd January 2004 with regard to 'notes to applicant number 3. As you state that you have no plans to alter the current access to the property and you have no proposals for works in the highway then it would appear that the requirement for an agreement under section 278 of the highways act 1980 is not required.

To absolutely confirm this can you please send me a copy of the planning conditions given you with respect to SE2003/3372/F this will confirm to me that you are not in any way working in the highway and I can write to the planning department confirming this fact.

This should then close the matter.

Yours faithfully,

A. JAMES
ENGINEERING TECHNICIAN

Copies to: Mr. Andy Byng - Senior Engineer (Highway Adoptions

Mr. Richard Ball - Lead Planner Transportation



County of Herefordshire District Council
Divisional Surveyor (South)
South Divisional Office
Unit 3, Thorn Business Park
Rotherwas Industrial Estate
Hereford HR2 6JT

Main Switchboard: 01432 260000

MITCHELL & SON HOMES LTD

Company No 5159250

The Old Granary
Upper Pengethley
Ross-on-Wye
Herefordshire
HR9 6LL

Fax/Tel: 01989 730560

Mobile: 07977 205693

Mr S Holder
Planning Officer
Hereford Council
Blueschool House
Blueschool Street
Hereford
HR1 2ZB

8th June 2006

Re: Walford Court Barns, Walford, Ross-on-Wye

Dear Mr Holder

The "purchasers" of Unit 4 Walford Court Barns have requested that I return the garden wall to the front of the property to the left hand end return as indicated on the enclosed plan. This is for their privacy, and for security for their small dog.

Please can you further me your comments on this request, and if you require any further information please let me know.

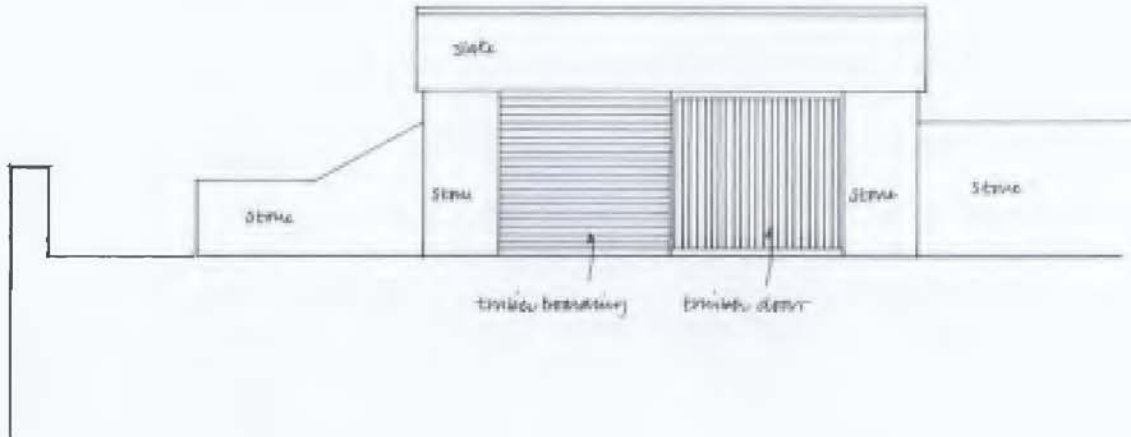
Yours sincerely



Mike Mitchell
Managing Director



SE02/3372/F



BARNs AT WALFORD COURT
WALFORD
ROSS-ON-WYE

SHED ELEVATIONS

1:100 NOV02 2026:13

Geoff Jones : Architect
53 Broad Street Ross-on-Wye
Herefordshire HR9 7DY
Phone & Fax 01989 769073
geoffjonesarchitect@zoom.co.uk
COPYRIGHT

G E O F F J O N E S : A R C H I T E C T

2026.4/gj

13:04:05

Excel
18/4.

Mr S Holder
Herefordshire Council
Planning Section
Blueschool House
Blueschool Street
Hereford
HR1 2ZB

Dear Mr Holder

WALFORD COURT BARNs, WALFORD, ROSS-ON-WYE

Further to my letter of 9th February and our recent meeting on site I submit the following in relation to the planning conditions :

4 [b] rooflights, after consultation with Paul Gibbons, are to be Replica Rooflight by The Rooflight Company.

5 the details of the existing wall within the lounge of Unit 1, and the amended openings to the rear of units 1 and 2, will be as drawing 2026:20A. The amendment to Units 1 and 2 to allow for the roof trusses will be as drawings 2026:24, :25 and :26.

10 external lighting : the 2no bollards will be as enclosed brochure extract, Louvre a CH200HPSBK, black, by Genesis 1:3. wall lights to dwellings to be as enclosed brochure extract, KIRR Orientable A 217 31 05 A 50W by Delta Light [UK] Ltd

I believe this concludes the conditions on this project.

Yours sincerely

Geoff Jones

cc Mike Mitchell

53 Broad Street Ross-on-Wye Herefordshire HR9 7DY
P h o n e / F a x : 0 1 9 8 9 7 6 9 0 7 3
g e o f f j o n e s a r c h i t e c t @ z o o m . c o . u k
G e o f f J o n e s B s c D i p A r c h R I B A F C I O B

LOUVRE

Die cast louvre and base. Extruded aluminium stem. Epoxy painted black. Polycarbonate diffuser. Ideal for patios, gardens and courtyards.



IP
44



IP
44

c • w: 160mm • h: 450mm.

Code	Colour	Bulb	Price
CH202E27BK	black	E27 100W	£21.75

d • w: 160mm • h: 1100mm.

Code	Colour	Bulb	Price
CH300E27BK	black	E27 100W	£27.00
CH300PLCBK	black	PLC 18W	£30.50
CH300HPSBK	black	SONE I 70W	£39.00

e • w: 160mm • h: 650mm.

Code	Colour	Bulb	Price
CH301E27BK	black	E27 100W	£21.50
CH301PLCBK	black	PLC 18W	£27.00
CH301HPSBK	black	SONE I 70W	£36.00

f • w: 160mm • h: 450mm.

Code	Colour	Bulb	Price
CH450E27BK	black	E27 100W	£17.25

a • w: 160mm • h: 1000mm.

Code	Colour	Bulb	Price
CH200E27BK	black	E27 100W	£30.25
CH200PLCBK	black	PLC 18W	£33.50
CH200HPSBK	black	SONE I 70W	£45.00 *

b • w: 160mm • h: 650mm.

Code	Colour	Bulb	Price
CH201E27BK	black	E27 100W	£25.00
CH201PLCBK	black	PLC 18W	£28.50
CH201HPSBK	black	SONE I 70W	£42.00



IP
44



IP
44



IP
55



IP
44

F600 SERIES

g • w: 200mm • h: 1000mm
• polycarbonate toughened body • surface mounted.

Code	Colour	Bulb	Price
F6100S	black	E27 100W	£54.40
F6200S	black	PLC 18W	£61.50
F6300S	black	SONE I 70W	£79.95

h • w: 200mm • h: 1000mm
• polycarbonate toughened body • root mount.

Code	Colour	Bulb	Price
F6100E	black	E27 100W	£54.40
F6200E	black	PLC 18W	£61.50
F6300E	black	SONE I 70W	£79.95

i • w: 200mm • h: 1000mm
• die cast aluminium body • surface mounted.

Code	Colour	Bulb	Price
1089AE27	black	E27 60W	£31.95
1089APLC	black	PLC 18W	£37.50
1089AHPS	black	SONE I 70W	£44.50

FOR MAX 35W LAMPS

EXTERIOR LIGHTING

WALL LAMPS

KIRR
DIA
DIABOLO

KIRR

A
2101 AGX5.3 / 12V / EXCL.TRANSFO
QR-CB51 20-35-50W



KIRR T

A
2151 AGX5.3 / 230/240V - 50Hz / TE
QR-CB51 20-35-50W



DIA

A
2101 AGX5.3 / 12V / EXCL.TRANSFO
QR-CB51 20-35-50W



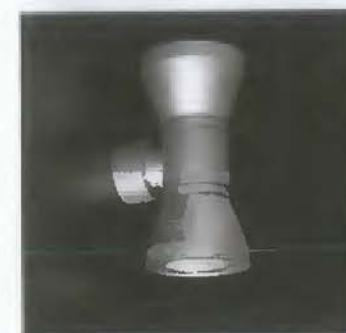
DIA T

A
2151 AGX5.3 / 230/240V - 50Hz / TE
QR-CB51 20-35-50W



DIABOLO

A
2101 AGX5.3 / 12V / EXCL.TRANSFO
QR-CB51 20-35-50W



KIRR ORIENTABLE



KIRR ORIENTABLE A

217 31 05 A

ORIENTABLE

GX5.3 / 12V / EXCL.TRANSFO

1 x QR-CB51 20-35-50W



KIRR ORIENTABLE T



KIRR ORIENTABLE T A

217 31 55 A

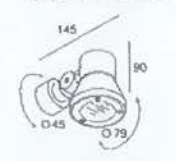
ORIENTABLE

GX5.3 / 230/240V - 50Hz / TE

1 x QR-CB51 20-35-50W



DIA ORIENTABLE



DIA ORIENTABLE A

218 31 05 A

ORIENTABLE

GX5.3 / 12V / EXCL.TRANSFO

1 x QR-CB51 20-35-50W



DIA ORIENTABLE T



DIA ORIENTABLE T A

218 31 55 A

ORIENTABLE

GX5.3 / 230/240V - 50Hz / TE

1 x QR-CB51 20-35-50W



DIABOLO T



DIABOLO T A

218 51 51 A

FIX

GX5.3 / 230/240V - 50Hz / TE

2 x QR-CB51 20-35-50W



Environment Directorate

Director: G. Dunhill

Mr G Jones
53 Broad Street
Ross on Wye
Hereford
HR9 7DY

Your Ref:

Our Ref: SH/HB/SE2002/3372/F &
02/3373/L

Please ask for:

Mr S Holder

Direct Line/Extension:

(01432) 260000 Ext 0479

Fax:

(01432) 261970

E-mail:

7th February, 2003

Dear Sir,

**CONVERSION OF BARNs TO SIX DWELLINGS DEMOLITION OF TWO STEEL/TIMBER
BARNs. WALFORD COURT BARNs, WALFOD COURT, WALFORD, ROSS ON WYE**

I refer to your applications for the above development submitted on behalf of Mr J Chinn of Cobrey Farms, Coughton. I apologise for not writing to you to explain the concerns of the Council's Ecologist. Since our telephone conversation I have received observations from the Council's Conservation Architect and I include these below.

As I explained evidence of bats has been found at several of these barns. In accordance therefore with local and national policies it would be necessary to undertake an ecological survey to ascertain whether bats are present, the impact of the development on them and whether the scheme needs to be modified to avoid harm. This survey cannot be carried out successfully, I understand, during the hibernation period i.e. not before April. The survey must contain the following information:

- 1
 - a) Are bats using the barns or surrounding habitat as roosts/breeding sites.
 - b) Numbers of individuals of the species.
 - c) Which times of year the species is present on site.
 - d) The methodology used in collecting the survey data giving times of recording and any limitations as well as recommendations for further work if necessary.
- 2 What impact is the development likely to have upon the species and habitats in and around the development site?
- 3 An evaluation of the significance of the likely impacts, protection of species and their habitat, mitigation, compensation and enhancement. These should be accompanied by a map that includes the development layout and footprint of construction activities with a scale, north point and key. All mitigation, compensation and enhancement proposals in the report must be agreed by the developer/applicant and take full account of any other constraints on the site and thus be capable of implementation. This should include details of any requirements for licensing with DEFRA.
- 4 The survey should also look for the presence or absence of owls and other birds that may be using the barns.

County of Herefordshire District Council

Planning Services, P.O. Box 230, Blueschool House, Blueschool Street, Hereford. HR1 2ZB
Main Switchboard: (01432) 260000

It would be helpful if 4 copies of the survey could be submitted. I strongly recommend that you discuss the survey with Mr J Byrne (Ecologist – tel no. 01432 263507) who will be able to advise on the qualifications necessary to undertake such a survey. I attach notes prepared by Mr Byrne which you may find helpful.

With regard to design aspects of the scheme Mr P Gibbons raises the following concerns:

- “(i) the treatment of the boundaries, external surfaces and the provision of sheds (drawing no 2026:08) require further consideration;
- (ii) removal of main wall in lounge (right hand side of upper unit shown on drawing no 2026:08, could this be retained at least in part with say archway through, to express original form;
- (iii) rooflights should be reduced in number (drawing nos 2026:10 and 11;
- (iv) it appears that the truss (see south west courtyard elevation on drawing no 2026:12) would be modified – could this be reconsidered.

Please contact me if you wish to discuss any of the above matters. In view of the inevitable delay you may consider it to be preferable to withdraw the application and then re-submit following completion of the survey.

Yours faithfully,

**S. HOLDER
PRINCIPAL PLANNING OFFICER
PLANNING SERVICES**

County of Herefordshire District Council
Planning Services, P.O. Box 230, Blueschool House, Blueschool Street, Hereford. HR1 2ZB
Main Switchboard: (01432) 260000

SE02/3372/F
3373/L

C.C. MIKE WILLMONT

G E O F F J O N E S : A R C H I T E C T

2026.4/gj

29.01.03

Mr John Barrett
Head of Planning Services
Herefordshire Council
Brockington
35 Hafod Road
Hereford
HR1 1SH

Dear Mr Barrett

WALFORD COURT BARNs, WALFORD, ROSS-ON-WYE

I submitted a planning application for the conversion of the above barns to six dwellings on 4 November 2002 and it was registered as valid on 14 November 2002. The decision date was given as 9 January 2003.

On 20 December 2002 I received a telephone message saying that evidence of bats had been found at the barns and that a decision would be delayed until April and that this would be confirmed in writing.

To date I have received no such letter. The applicant is extremely concerned that no decision has been made and cannot understand why a decision cannot be made with conditions imposed to cater for whatever the bat investigation finds.

I look forward to hearing from you at your earliest convenience.

Yours sincerely

Geoff Jones

Cc: John Chinn

HEREFORDSHIRE COUNCIL PLANNING SERVICES DEVELOPMENT CONTROL
31 JAN 2003
To:
Ack'd:File:

53 Broad Street Ross-on-Wye Herefordshire HR9 7DY
P h o n e / F a x : 01989 769073
g e o f f j o n e s a r c h i t e c t @ z o o m . c o . u k
G e o f f J o n e s B s c D i p A r c h R I B A F A S I A C I O B

DELEGATED DECISION REPORT

APP. NO. SE2002/ 3372/F



CASE OFFICER:

Relevant Development
Plan Policies:

Relevant Site History:

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	✓			✓	
Transportation	✓		✓		
Historic Buildings Officer	✓			✓	
Ecologist/Landscape Officer	✓		✓		
Environmental Health	✓		✓		
Environment Agency	✓		✓		
Forward Planning					
PROW					
Neighbour letter/ Notice	✓			✓	
Other					
Local Member	✓		✓ Keep informed		

PLANNING OFFICER'S APPRAISAL:

Bare conversion scheme for farm attached (formerly) to Walford Court (listed bldg.). The Court has been sold off separately & this proposal submitted.

Two key issues have been bats & marketing. Bat survey & mitigation scheme acceptable to Council's Ecologist, who was also require bird nesting boxes. Marketing not so straight forward: price seems high but E. Devt. did not say it was unrealistic/overpriced & letter from ^{estate} agent confirms her view that this was appropriate commercial valuation. In these circumstances not sufficient grounds to conclude has not been marketed properly.

Design issues: a few loose ends can be dealt with by condition. Agent agrees to a stone wall rather than beech hedge (see letter 22 August). Other issues raised in representations can be dealt with by condition or (e.g. ~~small~~ door with very small window) are not of significance.

3. No external repointing shall be carried out unless details of the following have been submitted to & approved in writing by the Lpa:-

- a) ~~extent~~ area of stonework to be repointed
- b) mortar mix
- c) method of raking out joints
- d) the finished profile of the ~~no~~ repointing

Dev shall be carried out in accordance with the approved details

Reason as CO2

4. Notwithstanding the approved drawings no dev shall take place until details of the following have been submitted to & approved in writing by the Lpa:-

- a) the number & position of rooflights
- b) the size and design of rooflights

Dev shall be carried out in accordance with the approved details

Reason as CO2

5. Notwithstanding the approved drawing ~~a stone wall~~ no dev shall take place until details of the treatment of the existing wall within the lounge of the

Reason as CO2

6. Notwithstanding the approved drawing a stone wall not less than 2m. high shall be constructed along the north-eastern boundary of the site with Walford Court in accordance with a scheme ~~which~~ to be submitted to & approved in writing by the Lpa. ~~The~~ Development shall be carried out in accordance with the approved scheme before ^{any of} the dwellings are occupied. Reason as CO2 ~~as to protect the~~ ^{to protect the} ~~neighbour~~

MEMORANDUM

To : Steven Holder , Planning Officer

From : James Byrne, Ecologist

Tel. : (01432) 383507

Date : 29th Nov 2002

Site: Walford Court Barns, Walford Court, Walford, Ross On Wye

Description: change of use and conversion of six barns

Application Number: SE2002/3372/F

After visiting the site and inspecting most of the barns, I found evidence of bats within several of these structures. Thus I would suggest that the planning application be withdrawn and submitted with an ecological survey, or the application is refused for lack of information. Bats are protected under National and European Law (See additional information).

Policy C.16 of South Herefordshire Local Plan - "In the interests of wildlife conservation due regard will be paid to the specific requirements of statutorily protected species and their habitats".

The applicant will need to take advice from an independent ecological consultant to enable applications for the appropriate licences which exist (see additional information: DEFRA licensing) and operate independently of the planning system. This will entail survey work at the correct time of year, an assessment of the impacts of the development on the species and possibly a modification of the development plans.

✓ A survey must contain the following information:

- 1-4
- 1a) Are bats using the barns or surrounding habitat as roosts/breeding sites.
 - b) Numbers of individuals of the species.
 - c) Which times of year the species is present on site.
 - d) The methodology used in collecting the survey data giving times of recording and any limitations as well as recommendations for further work if necessary.
- 2) What impact is the development likely to have upon the species and habitats in and around the development site?
- 3) An evaluation of the significance of the likely impacts, protection of species and their habitat, mitigation, compensation and enhancement. These should be accompanied by a map that includes the development layout and footprint of
- PTD



HEREFORDSHIRE
COUNCIL

84

G E O F F J O N E S : A R C H I T E C T

2026.4/gj

09:02:05

Mr S Holder
Herefordshire Council
Southern Planning Services
PO Box 230
Blueschool House
Blueschool Street
Hereford
HR1 2ZB

Dear Mr Holder

**WALFORD COURT BARNs, WALFORD COURT, WALFORD, ROSS-ON-WYE :
CHANGE OF USE AND CONVERSION OF BARNs TO SIX DWELLINGS**

Further to the planning approval for the above I enclose the following in respect of the conditions :

- 2 [a] new external materials will be stone to match the existing;
natural slate to roofs; 100mm wide stained vertical timber boarding.
[b] windows, screens, doors and joinery as drawing no 2026: 21
[c] there are no flues; 125mm cast iron gutters, 75mm cast iron
downpipes; rough sawn oak gutterboards.
[d] shed materials as drawing 2026:13 : natural slate to roof, stone
to match to walls, 100mm wide stained horizontal timber boarding;
stained 100mm vertical timber framed and braced doors; floor level
150mm below floor level of dwellings.
- 3 [a] the whole area of stonework to be repointed
[b] mortar mix : 1:3 : lime : sand
[c] raking out by hand
[d] pointing slightly recessed
- 4 [a] 8no rooflights as drawings 2026:10 and :11.
[b] rooflights 900mm x 900mm Velux Heritage range.
- 5 the details of the existing wall within the lounge of Unit 1 will be as
drawing 2026:20

HEREFORDSHIRE COUNCIL
PLANNING SERVICES
DEVELOPMENT CONTROL

17 MAR 2005
To: *Excel*
Ack'd: File:

- 6 the 2000mm high wall will be as shown on drawing 2026:21
- 7 the landscaping and external hard surfacing will be as drawing 2026:21
- 9 the details of the boundary materials to the north east boundary will be confirmed following the consideration of the present planning application
- 10 details of the external lighting will be as drawing 2026:21
- 13 the proposed foul and storm drainage will be as drawing 2026:21
- 14 the bat boxes will be fixed in the locations indicated on drawings 2026:10 and :11. They will be 2FN special Schwegler bat boxes fitted below the eaves once work has been completed on the external structure.
- 15 the position of bird boxes will be as indicated on drawings 2026:10 and :11.
- 16 the construction of the vehicular access will be as drawing 2026:21
- 17 The access, parking and turning facilities will be as drawing 2026:21
- 18 Parking for site operatives : the site is so large that there is plenty of space for parking. The location of the parking areas will adjust as the work progresses.
- 19 The provision of secure cycle parking : for units 1 and 2, this will be in the sheds to the rear of the properties; for the rest of the site we would look to the planning department for guidance as to what is required.

Yours sincerely

Geoff Jones



HEREFORDSHIRE COUNCIL PLANNING SERVICES DEVELOPMENT CONTROL	
17 MAR 2005	
To:	
Ack'd:	File:

construction activities with a scale, north point and key. All mitigation, compensation and enhancement proposals in the report must be agreed by the developer/applicant and take full account of any other constraints on the site and thus be capable of implementation. This should include details of any requirements for licensing with DEFRA.

4) The survey should also look for the presence or absence of owls and other birds that may be using the barns.

Four copies of the report are required, one for the planning officer dealing with the application, one to allow consultation with the statutory agency English Nature, one to the Biological Records Centre and one for myself. The survey and mitigation plan, needs to be obtained prior to consent of planning application.

Additional Information

1. All native British species of bats are also protected under the Convention on the Conservation of European Wildlife and Habitats (Berne Convention), Appendix II, and are listed in Annex IV to EC Directive 92/43/EEC ('the Habitats Directive'). They are protected by the Conservation (Natural Habitats &c) Regulations 1994 which transposes the Habitats Directive into UK Law. They are also protected by the Wildlife and Countryside Act 1981 (as amended by CROW 2000). It is an offence to deliberately capture, kill or disturb a European Protected Species, or recklessly damage or destroy the breeding site or resting place of such an animal. Bats are also listed in the UK and Herefordshire Biodiversity Action Plans.
2. PPG 9 (Nature Conservation) paragraph 47 states that the presence of a protected species is a material consideration when the local planning authority is considering a development which, if carried out, would be likely to result in harm to the species or its habitat. It also indicates that particular weight should be attached where a European Species is concerned.
3. DEFRA will only issue a licence if they are satisfied that three tests are satisfied:
 1. That the development is "in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment".
 2. That there is "no satisfactory alternative"
 3. That the derogation is "not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range"



**HEREFORDSHIRE
COUNCIL**

Environment
Director: G. Dunhill

Mr M Mitchell
The Old Granary
Upper Pengethley
Ross on Wye
HR9 6LL

Your Ref:

Our Ref: SH/HB/SE2002/3372/F
SE2002/3373/L

Please ask for: Mr S Holder

Telephone: 01432 260479

Fax: 01432 261970

E-mail:

Date: 25th July 2005

Dear Sir

SITE: Walford Court Barns, Walford Court, Walford, Ross-on-Wye, Herefordshire,
HR9 5SA
DESCRIPTION: Change of use and conversion of barns to six dwellings.
APPLICATION NOS: SE2002/3372/F & SE2002/3373/L
APPLICATION TYPES: Full and Listed Building Consent

Thank you for your letter received on 8 June 2005.

I can confirm that the use of Forest Grey, Penant Sandstone from Knobb Quarry, Speechhouse Road, Canop, Coleford is considered acceptable in accordance with condition 2(a) of the planning permission and listed building consent described above.

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

Yours faithfully,


M. WILLMONT,
TEAM LEADER - SOUTH

Copy to: Statutory Register
Building Control



Putting People First Providing for our Communities Preserving our Heritage Promoting the County Protecting our Future
County of Herefordshire District Council, Southern Planning Services, PO Box 230, Blueschool House, Blueschool Street,
Hereford, HR1 2ZB

Tel: 01432 261967, Fax: 01432 261970

Main Switchboard (01432) 260000 - www.herefordshire.gov.uk

DC5000-DIS

MITCHELL & SON HOMES LTD

Company No 5159250

The Old Granary
Upper Pengethley
Ross-on-Wye
Herefordshire
HR9 6LL
Fax/Tel: 01989 730560
Mobile: 07977 205693

Walford Court Barns

Building Stone

Forest Grey

Penant Sandstone

Knobb Quarry

Speckhaus Rd

Conop.

Nr Colford



Environment
Director: G. Dunhill

Geoff Jones Architect
53 Broad Street
Ross on Wye
Herefordshire
HR9 7DY

Your Ref:

Our Ref: SH/HB/SE2002/3372/F
SE2002/3373/L

Please ask for: Mr S Holder

Telephone: 01432 260479

Fax: 01432 261970

E-mail:

Date: 22nd August 2005

Dear Sir

SITE: Walford Court Barns, Walford Court, Walford, Ross-on-Wye, Herefordshire, HR9 5SA
DESCRIPTION: Change of use and conversion of barns to six dwellings.
APPLICATION NOS: SE2002/3372/F & SE2002/3373/L
APPLICATION TYPES: Full and Listed Building

Thank you for your letters received on 8 July and 18 July 2005 and accompanying drawings numbered 2026:21B and drawings numbered 2026:10A, 12A and 15A respectively.

I can confirm that the

- Siting of underground gas tanks
- Additional window W34A to the courtyard side and rooflight W19A to the roadside

can be accepted as a minor amendment to the approved scheme and I have updated our files accordingly. Please note that this letter does not convey approval for any other amendments that may be shown on the submitted plans.

I would also confirm that the mortar mix of 2:3:3 of lime, gritty sand and building sand is acceptable in accordance with condition 3(b) of the planning permission and listed building consent described above.

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

Yours faithfully,


M. WILLMONT,
TEAM LEADER - SOUTH



Putting People First Providing for our Communities Preserving our Heritage Promoting the County Protecting our Future
County of Herefordshire District Council, Southern Planning Services, PO Box 230, Blueschool House, Blueschool Street,
Hereford, HR1 2ZB

Tel: 01432 261967, Fax: 01432 261970

Main Switchboard (01432) 260000 - www.herefordshire.gov.uk

DC5000-DIS

91

G E O F F J O N E S : A R C H I T E C T

2026.4/gj

18:07:05

Mr S Holder
Herefordshire Council
Planning Section
Blueschool House
Blueschool Street
Hereford
HR1 2ZB

Dear Mr Holder

WALFORD COURT BARN, WALFORD, ROSS-ON-WYE : UNIT 3

Further to my recent telephone conversation with Conservation Architect Paul Gibbons, regarding an extra window and rooflight to the above, I enclose two copies of drawings 2026:10A, :12A and :15A. These show the introduction of window W34A to the courtyard side, and rooflight W19A to the road-side, in order to achieve a reasonable amount of natural light and ventilation to the living room.

I request, on behalf of Mitchell + Son Homes Ltd, that these additions be accepted as an amendment to the existing approval.

Yours sincerely

Geoff Jones



53 Broad Street Ross-on-Wye Herefordshire HR9 7DY
P h o n e / F a x 0 1 9 8 9 7 6 9 0 7 3
g e o f f j o n e s a r c h i t a c t s z o o m . c o . u k
G e o f f J o n e s B s c D i p A r c h R I B A F C I O B

HISTORIC BUILDING/CONSERVATION COMMENTS

Application No: SE 2002 / 3372 / F ✓
 Please comment by: SE 2002 / 3373 / L

MUM
26/7
HEREFORDSHIRE
COUNCIL

SITE: WALFORD COURT BARNS, WALFORD COURT, WALFORD
 APPLICATION TYPE: FULL & LBC
 DESCRIPTION: CONVERSION OF BARNS TO SIX DWELLINGS etc.
 PARISH: WALFORD WARD: PENTARD
 GRID REF:

Expiry Date:

Building Conservation Officer: PAUL GIBBONS

Principal Planning Officer: STEVEN HOLDER

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

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

Curtilage Building ☐ Non Listed Building in a Conservation Area ☐

Design comments on planning application ☐

Character assessment of building: As before

Pre-application Notes: As before

Comments: Further to the letter from Geoff Jones, Architect dated 8th July 2005 & 18th July 2005 I would comment accordingly:

1. Letter dated 8th July 2005 - Underground gas tanks - I would not wish to object to the siting of these tanks as shown.
2. Letter dated 18th July 2005 - Amendments to unit 3 - As you are aware I have been in discussion with Geoff Jones regarding the extra window & roof light to this unit & again I would confirm that I would not wish to object to this amendment.

Conclusion/Recommendation: No objection to amendments as outlined above. I herewith return your original letters & Enclosures. I will also take the opportunity to ~~your~~ approval of the motor panel on site being 2.3.3 i.e. live, earth, building end.

Signature: [Redacted] Conservation Architect

Date 25.7.05

Page 1 of 1 pages

Mr H A Tipton
Revells Barns
Linton
Ross on Wye
Herefordshire
HR9 7SD

Environment Directorate
Director: G. Dunhill

Your Ref:
Our Ref: SH/HB/SE2002/3372/F
Please ask for: Mr S Holder
Telephone: 01432 260479
Fax: 01432 261970
E-mail: sholder@herefordshire.gov.uk

Date: 26th July 2004

Dear Sir,

SITE: Walford Court Barns, Walford Court, Walford, Ross-on-Wye, Herefordshire, HR9 5SA
DESCRIPTION: Change of use and conversion of barns to six dwellings.
APPLICATION NO: SE2002/3372/F
APPLICATION TYPE: Full

I refer to your letter of 23 June 2004 enclosing drawings of a scheme for conversion of the above premises into 9 units plus conversion of an additional building.

Planning permission and listed building consent were granted in September 2003 for 6 residential units. In comparison with that scheme I consider that your proposal would result in greater change to the character of this attractive group of buildings, and in particular would harm their setting. I have serious reservations therefore about the acceptability of the submitted scheme. Please contact me if you wish to discuss this matter.

Yours faithfully,



S. HOLDER
PRINCIPAL PLANNING OFFICER
PLANNING SERVICES

SH
H. Arthur Tipton,
Revells Barns,
Linton,
Ross-on-Wye,
Herefordshire,
HR9 7SD.

Tel: [REDACTED]

23rd June 2004

Planning ref: SE2002/3372/F
Listed Building ref: SE2002/337/L

Mr Stephen Holder,
Planning Department,
Herefordshire Council,
P.O. Box 230,
Blue School House,
Blue School Street,
Hereford,
HR1 2ZB.



Dear Mr Holder,

Re: Walford Court Barns

Further to our brief telephone conversation, I am pleased to enclose herewith my plans with basic ideas for division into smaller, more affordable units; also, the addition of the barn for conversion, indicated as unit 10.

As prospective purchaser I would very much appreciate your valued opinion as to the likelihood of such a scheme meeting with planning approval. I would be happy to discuss any points by telephone or at a site meeting, or I could call to see you at your office.

In anticipation of your help and assistance,

Yours sincerely,

[REDACTED SIGNATURE]

Arthur Tipton

enc.

PLANNING PERMISSION

Applicant:

Mr J Chinn
Cobrey Farms
Colleraine Buildings
Coughton
Ross-on-Wye
Herefordshire
HR9 5SG

Agent:

Geoff Jones Architect
53 Broad Street
Ross on Wye
Herefordshire
HR9 7DY

Date of application: 14th November 2002

Application code: **SE2002/3372/F**

Grid ref: 5871 2053

Proposed development:

SITE: Walford Court Barns, Walford Court, Walford, Ross-on-Wye, Herefordshire,
HR9 5SA

DESCRIPTION: Change of use and conversion of barns to six dwellings.

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. Notwithstanding the approved drawings, details of the following shall be submitted to and approved by the local planning authority prior to the commencement of any works. The development shall be carried out in accordance with the approved details:-

- (a) new external materials and finishes
- (b) new windows, screens and doors including sections of joinery and finishes
- (c) flues, rainwater goods, vents and treatment of eaves
- (d) external materials of the shed and its finished floor level

Reason: To safeguard the character and appearance of these buildings of special architectural or historical interest.

Continued.....

3. No external repointing shall be carried out unless details of the following have been submitted to and approved in writing by the local planning authority:

- (a) area of stonework to be repointed
- (b) mortar mix
- (c) method of raking out joints
- (d) the finished profile of the repointing.

Development shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of these buildings of special architectural or historical interest.

4. Notwithstanding the approved drawings no development shall take place until details of the following have been submitted to and approved in writing by the local planning authority:

- (a) the number and position of rooflights
- (b) the size and design of rooflights.

Development shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of these buildings of special architectural or historical interest.

5. Notwithstanding the approved drawing no 2026:08 no development shall take place until details of the treatment of the existing wall within the lounge of the unit marked "X" on the drawing have been submitted to and approved in writing by the local planning authority. Works shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of these buildings of special architectural or historical interest.

6. Notwithstanding the approved drawing a stone wall not less than 2 m high shall be constructed along the north-eastern boundary of the site with Walford Court in accordance with a scheme to be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved scheme before any of the dwellings are occupied.

Reason: To safeguard the character and appearance of these buildings of special architectural or historical interest and to protect the amenities of neighbours.

7. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping and external hard surfacing, 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.

Continued.....

8. 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. The approved details of hard surfacing shall be carried out before any of the dwellings are occupied.

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

9. Notwithstanding the approved drawings no development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

10. Details of any external lighting proposed to illuminate the development shall be submitted to and approved in writing by the local planning authority before the buildings are occupied. Development shall be carried out in accordance with the approved details and there shall be no other external illumination of the development.

Reason: To safeguard local amenities.

11. The development shall be carried out in all respects strictly in accordance with the approved plans (drawing nos. 2026 : 08-13 inclusive), 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.

12. Notwithstanding the provisions of paragraph 3(1) and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification, no development which would otherwise be permitted under Classes A, B, C, D, E and H of Part 1 of the said Schedule 2 shall be carried out without the prior written consent of the local planning authority.

Reason: To ensure the character of the original conversion scheme is maintained.

13. Prior to the commencement of the development details of the proposed foul and surface water drainage arrangements shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the first use of the buildings hereby permitted.

Reason: In order to ensure that satisfactory drainage arrangements are provided.

Continued....

14. Before any of the dwellings are occupied not less than 6 bat boxes shall be fixed below the eaves of the barns in accordance with a scheme which has been submitted to and approved in writing by the local planning authority. The scheme shall include details of the type of bat box and their position on the barns.

Reason: To provide alternative roosts for bats which are protected species.

15. Before any of the dwellings are occupied provision shall be made for swallows to nest and bird boxes erected below the eaves of the barns in accordance with a scheme which has been submitted to and approved in writing by the local planning authority. The scheme shall include the number and type of artificial nest and bird boxes and their position on the barns.

Reason: To provide alternative nesting sites to compensate for those lost by the development.

16. Before any other works hereby approved are commenced, the construction of the vehicular access shall be carried out in accordance with a specification to be submitted to and approved in writing by the local planning authority, at a gradient not steeper than 1 in 12.

Reason: In the interests of highway safety.

17. 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.

18. Development shall not begin until parking for site operatives and visitors has been provided within the application site in accordance with details to be submitted to and approved by the local planning authority and such provision shall be retained and kept available during construction of the development.

Reason: To prevent indiscriminate parking in the interests of highway safety.

19. Before the development is commenced a scheme for the provision of secure cycle parking on site shall be 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 there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.

NOTES TO APPLICANT

1. The attention of the applicant is drawn to the need to keep the highway free from any mud or other material emanating from the application site or any works pertaining thereto.

Continued....

2. This planning permission does not authorise the applicant to carry out works within the publicly maintained highway and Mr. A.G. Culley, Divisional Surveyor (South), Unit 3, Thorn Business Park, Rotherwas, Hereford Tel: 01432-261955, shall be given at least 28 days' notice of the applicant's intention to commence any works affecting the public highway so that the applicant can be provided with an approved specification for the works together with a list of approved contractors.
3. No work on the site should commence until engineering details of the improvements to the public highway have been approved by the Highway Authority and an agreement under Section 278 of the Highways Act 1980 entered into. Please contact Mr. R.J. Ball, Lead Planner (Transportation), PO Box 236, Hereford, HR4 9ZH to progress the agreement.
4. Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.
5. The attention of the applicant is drawn to Section 175A(3) of the Highways Act 1980 within which the Highway Authority shall have regard to the needs of disabled persons when considering the desirability of providing ramps at appropriate places between carriageways and footways.
6. Any work involving the removal or disturbance of ground or structures supporting or abutting the publicly maintained highway should be carried out in accordance with details to be submitted to and approved in writing by the Highway Authority or their agent. Please contact Mr. A.G. Culley, Divisional Surveyor (South), Unit 3, Thorn Business Park, Rotherwas, Hereford Tel: 01432-261955.
7. The developer's attention is drawn to the Ecological Survey of Rebecca Collins regarding mitigation measures for bats.
8. The Environment Agency advises that:
 - (a) A separate consent is required from the Agency under the terms of the Water Resources Act 1991 for any proposed sewage or trade effluent discharge to a watercourse or other controlled waters, and may be required for discharge to a soakaway. (Controlled waters include rivers, streams, underground waters, reservoirs, estuaries and coastal waters).
 - (b) Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with section 34 of the Environmental Protection Act 1990.
 - (c) The Agency has no record of flooding having occurred in the vicinity of the proposed development site. However site inspection and/or evaluation of plans suggest that it may be liable to flooding (over all or part of the site) and the developer should therefore ensure that floor levels are constructed at least 600mm above all locally determined flood levels/estimated 1 in 100 year flood level.
9. The developer is advised that egress from some bedrooms is via areas of greater fire risk and appropriate measures should be considered.

Continued....

Southern Planning Services
PO Box 230
Blueschool House
Blueschool Street
Hereford
HR1 2ZB



Decision Date: 30th September 2003

Southern 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 6 months of the date of this notice, using a form which you can get 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.

Environment Directorate

Director: G. Dunhill

Mr G Jones
53 Broad Street
Ross on Wye
Hereford
HR9 7DY

Your Ref:

Our Ref: SH/HB/SE2002/3372/F &
02/3373/L

Please ask for:

Mr S Holder

Direct Line/Extension:

(01432) 260000 Ext 0479

Fax:

(01432) 261970

E-mail:

7th February, 2003

Dear Sir,

**CONVERSION OF BARNES TO SIX DWELLINGS DEMOLITION OF TWO STEEL/TIMBER
BARNES. WALFORD COURT BARNES, WALFOD COURT, WALFORD, ROSS ON WYE**

I refer to your applications for the above development submitted on behalf of Mr J Chinn of Cobrey Farms, Coughton. I apologise for not writing to you to explain the concerns of the Council's Ecologist. Since our telephone conversation I have received observations from the Council's Conservation Architect and I include these below.

As I explained evidence of bats has been found at several of these barns. In accordance therefore with local and national policies it would be necessary to undertake an ecological survey to ascertain whether bats are present, the impact of the development on them and whether the scheme needs to be modified to avoid harm. This survey cannot be carried out successfully, I understand, during the hibernation period i.e. not before April. The survey must contain the following information:

- 1
 - a) Are bats using the barns or surrounding habitat as roosts/breeding sites.
 - b) Numbers of individuals of the species.
 - c) Which times of year the species is present on site.
 - d) The methodology used in collecting the survey data giving times of recording and any limitations as well as recommendations for further work if necessary.
- 2 What impact is the development likely to have upon the species and habitats in and around the development site?
- 3 An evaluation of the significance of the likely impacts, protection of species and their habitat, mitigation, compensation and enhancement. These should be accompanied by a map that includes the development layout and footprint of construction activities with a scale, north point and key. All mitigation, compensation and enhancement proposals in the report must be agreed by the developer/applicant and take full account of any other constraints on the site and thus be capable of implementation. This should include details of any requirements for licensing with DEFRA.
- 4 The survey should also look for the presence or absence of owls and other birds that may be using the barns.

County of Herefordshire District Council

Planning Services, P.O. Box 230, Blueschool House, Blueschool Street, Hereford. HR1 2ZB

Main Switchboard: (01432) 260000

It would be helpful if 4 copies of the survey could be submitted. I strongly recommend that you discuss the survey with Mr J Byrne (Ecologist – tel no. 01432 263507) who will be able to advise on the qualifications necessary to undertake such a survey. I attach notes prepared by Mr Byrne which you may find helpful.

With regard to design aspects of the scheme Mr P Gibbons raises the following concerns:

- “(i) the treatment of the boundaries, external surfaces and the provision of sheds (drawing no 2026:08) require further consideration;
- (ii) removal of main wall in lounge (right hand side of upper unit shown on drawing no 2026:08, could this be retained at least in part with say archway through, to express original form;
- (iii) rooflights should be reduced in number (drawing nos 2026:10 and 11;
- (iv) it appears that the truss (see south west courtyard elevation on drawing no 2026:12) would be modified – could this be reconsidered.

Please contact me if you wish to discuss any of the above matters. In view of the inevitable delay you may consider it to be preferable to withdraw the application and then re-submit following completion of the survey.

Yours faithfully,



**S. HOLDER
PRINCIPAL PLANNING OFFICER
PLANNING SERVICES**

County of Herefordshire District Council
Planning Services, P.O. Box 230, Blueschool House, Blueschool Street, Hereford. HR1 2ZB
Main Switchboard: (01432) 260000

MEMORANDUM

To : Steven Holder, Planning Officer

From : James Byrne , Ecologist

Tel. : (01432) 383507

Date : 11/7/03

Site: Walford Court Barns

After reviewing the ecological report from Rebecca Collins, I would advise that is application now be granted on the following conditions

- 1) Bird Boxes (x 20) and artificial swallow (x10) nests should be put on the building and on nearby trees, to compensate for the nesting area lost by the development. Provision made below the eaves of the finished development, particularly at the gable ends.
- 2) All recommendations suggested by Rebecca Collins be undertaken including
 - a) Avoidance of pointing on the stone work.
 - b) Further access points be made along the eaves to the rear of the stables
 - c) 10 2FN Schweglar Bat boxes are erected on the North, Southwest and South East.
 - d) Suitable planting of night scented plants such as Honeysuckle, Red Valerian, Jasmine and Night Scented Stock and Evening Primrose, along with other native shrubs and trees.
 - e) External lighting on the side of the quadrangle that faces Walford Court should be subdued.



HEREFORDSHIRE
COUNCIL

08:07:03

Dear Mr Holder

Further to your letter of 7th February I enclose six copies of the ecological survey of the above by Rebecca Collins.

I trust that this is satisfactory, but should you require further information please let me know.

I should be grateful if the application could now be processed as soon as possible.

Yours sincerely

Geoff Jones

cc Mr John Chinn



53 Broad Street Ross-on-Wye Herefordshire HR9 7DY
P h o n e / F a x 0 1 9 8 9 7 6 9 0 7 3
g e o f f j o n e s a r c h i t e c t @ z o o m . c a . u k
Geoff Jones Bsc Dip Arch RIBA FAS1 ACIOB

Rebecca Collins BSc

ENVIRONMENTAL CONSULTANCY, TRAINING & EDUCATION.

ECOLOGICAL SURVEY

Walford Court Barns, Walford, Herefordshire

Prepared by Rebecca Collins BSc on behalf of Cobrey Farms

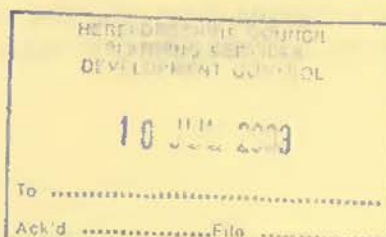
June 2003

1.0 Introduction

- 1.1 Walford Court Barns are stone built farm buildings and stables, set in a quadrangle, situated between Walford Church and Walford Court. Redevelopment of the site is proposed, with the removal of the modern barns of metal construction. Rebecca Collins BSc had been instructed to undertake an ecological survey of the buildings searching for use by bats and birds, as requested by the Local Planning Authority.
- 1.2 Walford Court Barns are redundant farm buildings, with large modern barns of metal construction to the north. The two metal barns immediately to the north of the stone barns are to be removed as part of the development, as will the metal construction currently within the quadrangle. The area to become gardens between the stable block and the road to the south has been cleared of most vegetation, and is currently still being used to grow some vegetables. A wooden fence has been erected between the barns and Walford Court. There is no significant vegetation within the area to be developed.

2.0 Methodology

- 2.1 A daytime survey was carried out by Rebecca Collins, an English Nature licensed bat worker (licence number 20011903) on the 6th May 2003 to examine the barns for evidence of use by bats, such as droppings and urine stains, and birds, such as food pellets and nests.
- 2.2 Two evening bat detector surveys were carried out around the area to be developed by Rebecca Collins on the 26th May and 13th June 2003, to determine whether bats were roosting within the buildings and also the level of bat activity on the site. A Tranquillity II bat detector was used, tuned to 50kHz whilst walking the site, with periodic stops when the detector was tuned through the full range of frequencies. If a bat was detected the species was identified, where possible.
- 2.3 A data search for bat records within a one kilometre radius of the site was requested from Herefordshire Bat Group.



Rebecca Collins BSc

ENVIRONMENTAL CONSULTANCY, TRAINING & EDUCATION.

3.0 Results

- 3.1 The daytime survey of the barns on the 6th May 2003 identified about half a dozen doves using the large two storey barn for roosting. These birds were not seen closely but are likely to be collared doves (*Streptopelia decaocto*). Some disused swallow (*Hirundo daurica*) nests were found within the stable block where part open doorways afforded access. No active nests were identified and no evidence of owl activity within the barns was found.
- 3.2 The daytime survey found bat droppings of two species distributed through out the area within the quadrangle, below the metal barn construction. The majority were common pipistrelle (*Pipistrellus pipistrellus*) droppings, with a smaller number of long-eared bat (*Plecotus* sp.) droppings. A small number of pipistrelle droppings were found within the section of the barns opposite the church. Approximately ten long-eared droppings and some insect remains were found below the apex of the roof in the room at the northern most corner of the quadrangle.
- 3.3 The first evening survey was carried out on the 26th May 2003, when the weather was overcast, still, with periodic drizzle and an ambient temperature of 13-14°C; sunset was around 21:10 hours. The first bats were detected at 21:14, when two common pipistrelle were identified feeding below the roof of the metal barn construction within the quadrangle. Feeding activity by two to six common pipistrelle bats continued in and around the stone and the metal barns on site until minimal activity was detected at 22:30. A *Myotis* sp., most likely a Natterer's bat (*Myotis nattereri*) was detected briefly at the northern most point of the site at 21:50. A long-eared bat was detected at 22:05 at the northern most corner of the quadrangle (the outer edge), near the area that has evidence of feeding roost activity. No bats were seen emerging from the stone barns. A little owl (*Athene noctua*) was heard calling from the direction of the church.
- 3.4 The second evening survey was carried out on the 13th June 2003, when the weather was dry, overcast, still and muggy with an ambient temperature of 17-18°C; sunset was around 21:25 hours. The first bat detected was a common pipistrelle at 21:40 feeding within the quadrangle below the metal barn roof, closely followed by two more common pipistrelles. Two to three bats continued feeding around the site as before, until minimal activity was detected at 23:10. A long-eared bat was detected at 22:08 at the northern most corner of the quadrangle as before. No bats were seen emerging from the stone barns. A little owl was heard calling from the direction of the church as the in the previous survey.
- 3.5 The data search for bat records found that pipistrelle bats had been recorded roosting in the surrounding area (1km radius from the barns) at two sites (date unknown). Goodrich Castle has historical records (no date known) of a pipistrelle summer and winter roost, and droppings of a *Myotis* sp. and greater horseshoe (*Rhinolophus ferrumequinum*) have been found at the site. Two to three common pipistrelle bats, and an unidentified *Myotis* sp. were recorded on 3rd August 2002 around the churchyard whilst the Herefordshire Bat Group was taking a bat walk. Local knowledge indicates that bats have been known to roost in Walford Court (the house) but no records of species have been found. The bat group records are very limited and the records available do not represent the true bat population of the area.

Rebecca Collins BSc

ENVIRONMENTAL CONSULTANCY, TRAINING & EDUCATION.

4.0 Discussion and Conclusions

- 4.1 The site, in its current state, contains very little vegetation to support insect life and thus a food source for bats or birds. Beyond the farmyard there are the gardens of Walford Court and neighbouring houses, the churchyard and associated trees, the disused railway line and the surrounding field hedgerows providing feeding habitat.
- 4.2 The majority of the stone buildings are roofed with corrugated tin, with the exception of the roof elevation on the south east side of the quadrangle (opposite the church) which is tiled and lined and the stables on the south west side which are partially tiled without a lining. Large quantities of undisturbed cobwebs indicate no flying/roosting has been taking place in many areas of the barns. This roofing material tends to render buildings unsuitable for roosting by bats, due to the lack of crevices, extreme temperature fluctuations and so on. This also reduces the suitability for nesting birds.
- 4.3 The use of Walford Court Barns by bats appears to be limited to feeding activity within the shelter of the buildings and around the complex. Long-eared bats use one room at the north west corner as an occasional feeding roost.
- 4.4 Common pipistrelle bats prefer to roost in areas that provide small cracks and crevices, such as those provided between roof lining material and tiles/slates. Pipistrelles tend to emerge about quarter of an hour after sunset, and the bats recorded must be roosting close to the barns, indicated by their detection on site soon after sunset. The long-eared bats, most likely to be brown long-eared bats (*Plecotus auritus*), prefer to roost in more open spaces such as those afforded by lofts in older properties. The long-eared bats emerge about half an hour after sunset when it is much darker. Again the timing of the records of long-eared activity indicates that they are roosting close by. Ideal roost opportunities such as these are extremely limited within the development site. Both these species although endangered are relatively common within the county of Herefordshire.
- 4.5 Consultation was sort with the English Nature Species Officer, David Heaver, about the most appropriate way to proceed. It was his opinion that a DEFRA licence would not be applicable in this situation, but that some simple mitigation/enhancement measures should be incorporated into the building project. These would include the erection of at least six 2FN special Schwegler bat boxes (available from Jacobi Jayne & Co.) below the eaves of the development, once work had been completed on the external structure. The recommended orientations are north, south-west and south-east, which works very well with the orientation of the barns. The planting regime around the new accommodation units should include native tree and shrub species, and provide flight lines for bats, especially along the north west edge of the site where more bat activity had been detected. The beech hedge and the hawthorn trees, as indicated on the plans, contribute to this. External lighting on the side of the quadrangle that faces Walford Court should be subdued to allow bats to still utilise this area.
- 4.6 Provision can be made below the eaves of the finished development to provide nesting opportunities for swallows, particularly in areas where human activity is least, e.g. gable ends.



Rebecca Collins BSc

ENVIRONMENTAL CONSULTANCY, TRAINING & EDUCATION.

5.0 Summary

- 5.1 The development of Walford Court Barns can commence without any detrimental affects to the local bat or bird populations. Simple mitigation and enhancement measures will ensure that the species present in the area should actually benefit from the development of these barns into accommodation units.
- 5.2 Bats and nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended). Bats are also protected under the Conservation (Natural Habitats &c.) Regulations 1994, the Countryside & Rights of Way Act 2000, as well as the Bern and Bonn Conventions. If a nest is discovered during development it should be left undisturbed until the breeding season is over. If a bat is discovered during building development all work should cease and a licensed consultant, or English Nature contacted and the situation assessed before work can commence.

29th August 2003

Direct Line: 01989 764186

S Holder Esq.,
Planning Officer,
Planning Services,
PO Box 230,
Hereford
HR1 2ZB

Dear Mr Holder,

**RE: Application Number: SE2202 – 3372/F - Walford Barns, Walford, Ross
on Wye, Herefordshire**

Further to our recent telephone conversation, I am writing to confirm that in our opinion, the barns have been marketed at a reasonable market price given the scale of the accommodation on offer and its location. The barns have been available on the open market since May 2001.

I trust this is the information you require but please do not hesitate to contact me if you have any further queries.

Yours sincerely,


Caroline Rhodes DipSurv. MRICS
Commercial Manager



ROSS-ON-WYE OFFICE

53 broad street • ross-on-wye • herefordshire HR9 7DY
tel • 01989 768666 RESIDENTIAL • tel • 01989 768555 COMMERCIAL
fax • 01989 764185 • ross@jonathanpreece.co.uk



HEREFORD OFFICE

18 king street • hereford HR4 9BX
tel • 01432 274300 • fax • 01432 279444
hereford@jonathanpreece.co.uk

2026.4/gj

22:08:03

Mr S Holder
Planning Services
Herefordshire Council
Blueschool House
Blueschool Street
Hereford
HR1 2ZB



Dear Mr Holder

WALFORD COURT BARNS : SE2002/3372

Further to our recent telephone conversation, I refer to your letter of 7th February. I had discussed the items at the end of that letter some time ago with Paul Gibbons, but the ecological survey stalled things for a long time.

I have again spoken with Paul Gibbons and I offer the following notes :

- 1 He had no real problem at all with the boundaries, external surfaces and the provision of sheds, but we did discuss the boundary to Walford Court and we considered changing the boundary immediately behind the north east barn to a stone wall, to give the occupants of Walford Court a greater sense of privacy, and changing the boundary to the north of that to a beech hedge, up to the stone wall parallel to the north west barn.
- 2 It was agreed to retain part of the existing wall within the lounge of the right hand side upper unit.
- 3 It was agreed to remove 2 rooflights from bathrooms.
- 4 As agreed before, the truss shown is existing and not modified.

I trust the above will now allow the application process to be completed.

Yours sincerely



Geoff Jones

HISTORIC BUILDING/CONSERVATION COMMENTS

HEREFORDSHIRE
COUNCILApplication No: **SE2002/3372/F**

Please comment by: 9th December 2002

SITE: Walford Court Barns, Walford Court, Walford, Ross-On-Wye,
Herefordshire, HR9 5SA

APPLICATION TYPE: Full

DESCRIPTION: Change of use and conversion of barns to six dwellings.

PARISH: Walford

WARD: Penyard

GRID REF: 58710,20530

Expiry Date:

Building Conservation Officer: Mr P Gibbons

Principal Planning Officer: Mr S Holder

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: Please see list description for adjacent
Walford Court, item 4/73 Grade II.Pre-application Notes: Previous informal discussion & observation sent SE 2002/0031/INF.
(copy enclosed)

Comments: Further to the above I would like to confirm the following:

1. Dwg 2026: 08 Boundary treatments would be usefully discussed, as would the
provision of the sheds. Removal of main wall in lounge (right hand side of 'upper'Comments: unit. Could this be kept, at least in part, to express original form. (See
Comments 30.8.02, SE 2002/0031/INF)2. Dwg 2026: 10, Rooflights should be reduced in number, 'central' two
could be omitted.3. Dwg 2026: 11, Again rooflights should be greatly reduced in number. They
could be omitted from both rooms.4. Dwg 2026: 12 Shut west cart and elevation — in my previous informal
observations I asked if the tower was being modified & if this could be reconsidered.Conclusion/Recommendation: Has this happened? I presume not.
I would be pleased to discuss these aspects further. All joinery, floors,
& vents should be to approval as well as materials & finishes.No objection in principle, subject to the above.
Signed: [redacted] Conservation Architect Date: 6/1/03

(If possible, please return plans with your comments)

Page 1 of 1 pages

INFORMAL

HISTORIC BUILDING/CONSERVATION COMMENTS



HEREFORDSHIRE
COUNCIL

Enquiry No: SE 2002 / 0031 / INF

Please comment by:

SITE:

WALFORD COURT BARN, WALFORD

APPLICATION TYPE: INFORMAL

DESCRIPTION: CONVERSION TO RESIDENTIAL

PARISH:

WALFORD

GRID REF:

Expiry Date:

Building Conservation Officer: PAUL GIBBONS

Principal Planning Officer: STEVEN HOLDER

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

Listed Building Grade ☐ I ☐ II* ☐ II ☒ ADJ, Conservation Area ☐

Curtilage Building ☐ Non Listed Building in a Conservation Area ☐

Design comments on planning application ☐

Character assessment of building: For list descriptions of Walford Court please see item 4/73 p43 Walford CP.

Comments: Further to the draft scheme prepared by Geoff Jones Architect I would like to make the following initial observations:

1. Dwg. 08 Ground Floor Plan — boundary treatments, site treatment / surfaces sheds? Are all important considerations.
— removal of main wall in lounge r.h.s. 'upper' unit could they be kept at least in part with archway through?
2. Dwg. 12 Elevations — South West courtyard elevation - modifications to truss needs our further consideration.

Conclusion/Recommendation:

No objection in principle subject to the above. We will discuss these aspects with our joint return from holidays.

Signed [Signature] Conservation Architect Date: 30.8.02

(If possible, please return plans with your comments)

Page 1 of 1 pages

MEMORANDUM

To : Steven Holder , Planning Officer

From : James Byrne, Ecologist

Tel. : (01432) 383507

Date : 29th Nov 2002

Site: Walford Court Barns, Walford Court, Walford, Ross On Wye

Description: change of use and conversion of six barns

Application Number: SE2002/3372/F

After visiting the site and inspecting most of the barns, I found evidence of bats within several of these structures. Thus I would suggest that the planning application be withdrawn and submitted with an ecological survey, or the application is refused for lack of information. Bats are protected under National and European Law (See additional information).

Policy C.16 of South Herefordshire Local Plan - "In the interests of wildlife conservation due regard will be paid to the specific requirements of statutorily protected species and their habitats".

The applicant will need to take advice from an independent ecological consultant to enable applications for the appropriate licences which exist (see additional information: DEFRA licensing) and operate independently of the planning system. This will entail survey work at the correct time of year, an assessment of the impacts of the development on the species and possibly a modification of the development plans.

A survey must contain the following information:

- 1a) Are bats using the barns or surrounding habitat as roosts/breeding sites.
 - b) Numbers of individuals of the species.
 - c) Which times of year the species is present on site.
 - d) The methodology used in collecting the survey data giving times of recording and any limitations as well as recommendations for further work if necessary.
- 2) What impact is the development likely to have upon the species and habitats in and around the development site?
- 3) An evaluation of the significance of the likely impacts, protection of species and their habitat, mitigation, compensation and enhancement. These should be accompanied by a map that includes the development layout and footprint of



**HEREFORDSHIRE
COUNCIL**

construction activities with a scale, north point and key. All mitigation, compensation and enhancement proposals in the report must be agreed by the developer/applicant and take full account of any other constraints on the site and thus be capable of implementation. This should include details of any requirements for licensing with DEFRA.

4) The survey should also look for the presence or absence of owls and other birds that may be using the barns.

Four copies of the report are required, one for the planning officer dealing with the application, one to allow consultation with the statutory agency English Nature, one to the Biological Records Centre and one for myself. The survey and mitigation plan, needs to be obtained prior to consent of planning application.

Additional Information

1. All native British species of bats are also protected under the Convention on the Conservation of European Wildlife and Habitats (Berne Convention), Appendix II, and are listed in Annex IV to EC Directive 92/43/EEC ('the Habitats Directive'). They are protected by the Conservation (Natural Habitats &c) Regulations 1994 which transposes the Habitats Directive into UK Law. They are also protected by the Wildlife and Countryside Act 1981 (as amended by CROW 2000). It is an offence to deliberately capture, kill or disturb a European Protected Species, or recklessly damage or destroy the breeding site or resting place of such an animal. Bats are also listed in the UK and Herefordshire Biodiversity Action Plans.
2. PPG 9 (Nature Conservation) paragraph 47 states that the presence of a protected species is a material consideration when the local planning authority is considering a development which, if carried out, would be likely to result in harm to the species or its habitat. It also indicates that particular weight should be attached where a European Species is concerned.
3. DEFRA will only issue a licence if they are satisfied that three tests are satisfied:
 1. That the development is "in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment".
 2. That there is "no satisfactory alternative"
 3. That the derogation is "not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range"

At this time DEFRA will write to the lpa requesting a copy of the relevant report to Planning Committee and the minutes of the meeting at which the application was decided. If the planning application was decided by an officer rather than by Planning Committee then equivalent papers will be requested. Clearly then it is possible that if a bat roost is confirmed following survey work it is unlikely that the development will fall within test 1 and 2 and that the development will be allowed to proceed.



HEREFORDSHIRE
COUNCIL

Walford Court
Walford
Ross-on-Wye
HR9 5QP

4 December 2002

Mr S Holder
Herefordshire District Council
Southern Planning Services
PO Box 230
Blueschool Street
Hereford
HR1 2ZB



Dear Mr Holder,

Ref: SE2002/3372/F Change of use and conversion of barns to six dwellings

I write in response to the proposed development, which is adjacent to our property.

Our overall opinion of the scheme is that as a residential barn conversion project, the plan demonstrates a reasonable degree of sympathy. Indeed, the removal of the modern dutch barns and covered yard would be an improvement to both the barns and our property. We do feel, however, that alternative use such as light industrial/ craft based workshops, would far better preserve the historic character of the barns, and that the courtyard layout is more suited to this purpose. Once converted to dwellings, their historic context as industrial buildings is essentially lost forever. Realistically, of course, their financial value to the owner is maximised as dwellings, and we recognise this, but we would like to ensure that every effort has been made by the applicant to try and retain commercial use of the buildings prior to their current application.

Our principal concern to the detail of the plan relates to the boundary between the development and our property, which would replace an unapproved boarded fence put up at the time of the sale of Walford Court to us. This was not considered satisfactory by your authority at the time. The application shows this boundary as a beech hedge. We consider a beech hedge totally inappropriate for the following reasons:

- A beech hedge is not a permanent solid boundary, and is no barrier to pets or children
- For the first 5 years there will in effect be no boundary while the hedge grows
- With six families responsible for its maintenance on the barn side it is likely to be poorly maintained
- It is out of context with the numerous stone walls and represents a loss of character
- Three ground floor windows immediately overlook our property and the hedge will not provide adequate privacy
- Part of the hedge will divide a walled garden, a particular feature of the original property, the division should be in stone to be in keeping with the three other walls
- At some point in the future a fence will inevitably be erected to compensate for the above problems, leading to an unacceptable loss of character to the listed buildings

We feel strongly that a stone wall of at least 1.8m in height, and built in the style of the existing stone walls it will abut, is the proper solution. Indeed the plan already proposes a 1.8m high stone wall will be built to separate the conversion site from the applicant's retained land and grain-drying shed.

The site plan included with the application has a blue line demarcating the applicant's existing land. This line is incorrect, as it includes much of our land. I enclose a correct plan.

Having seen many examples of historic buildings despoiled by inappropriate pointing, I am concerned about this. On all our re-pointing work we are using a lime-putty mortar and recessed joints on both the house and garden walls. This has a tremendous impact on the character of the buildings, as well as helping to preserve the soft sandstone. A stipulation that the conservation officer approves the material and method of pointing would fully address my concern.

The covered yard and some existing barn roofs use asbestos sheeting, and I am concerned that this be removed without causing contamination.

The first floor door in the North East elevation has a window with a grandstand view over our property. While a minor point, the whole development would appear much less intrusive without it, and as it provides little light we would prefer to see a solid door, or perhaps opaque glass.

Night time exterior lighting can alter the whole character of the countryside, and six dwellings in a communal layout could easily create a mini suburbia. We would be grateful if there could be a stipulation, at least for the initial development, that exterior lighting should be discrete and not be permanently on.

The proposed development is in a sensitive spot, lying as it does between Walford Court house and the village church with a minimum of modern development in the immediate vicinity, apart from the newer farm structures. If, as seems inevitable in the current economic climate, the barns will be converted into dwellings I trust that every attention to the detail of that conversion will be aimed at preserving the buildings and their setting in their historical context. A good example of conversion gone wrong lies not far from here at Flanesford Priory with its inappropriate fenestration and clutter of skylights, and it would be a shame to see that repeated.

Yours sincerely,

Dr Marc Thomas



MEMORANDUM

To : MR. S. HOLDER, SOUTHERN PLANNING SERVICES H31

From : VICTORIA WOODLAND, ENVIRONMENTAL HEALTH AND TRADING STANDARDS

Tel : (01432) 260156 My Ref : VLW/JB/SE2002/3372/F

Date : 13TH DECEMBER 2002 Your Ref :

SITE: WALFORD COURT BANS, WALFORD COURT, WALFORD, ROSS-ON-WYE

DESCRIPTION: CHANGE OF USE AND CONVERSION OF BRANS TO SIX DWELLINGS

APPLICATION CODE NO: SE2002/3372/F

With reference to the above application I would like to make the following comments:

Provided there is adequate foul drainage arrangements made, for each of the proposed dwellings, I have no objections to make.

The plans are returned herewith.



MISS V. L. WOODLAND
ENVIRONMENTAL HEALTH OFFICER (POLLUTION)



MUM. 17.12.02

SH



**ENVIRONMENT
AGENCY**

Our Ref : US/2002/009086-1/1

Your Ref : SE2002/3372/F

Date : 12 December 2002

Julie Preston
Head of Planning Services
Herefordshire Council - Southern Division
PO Box 230
Blueschool House
Blueschool Street
Hereford
Herefordshire
HR1 2ZB



F.A.O: Mr S. Holder

Dear Sir

**PROPOSED CHANGE OF USE AND CONVERSION OF BARNs TO SIX
DWELLINGS AT WALFORD COURT BARNs WALFORD COURT WALFORD
ROSS ON WYE HEREFORDSHIRE HR9 5SA**

Thank you for referring the above application which was received on 19 November 2002.

The Agency has no objections, in principle, to the proposed development but recommends that if planning permission is granted the following planning conditions are imposed:

CONDITION:

No development approved by this permission shall be commenced until a scheme for the provision of foul drainage works has been approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

REASON:

To prevent pollution of the water environment.

Circular 3/99 (Planning Requirements in respect of Non-Mains Sewerage) advises in Annex A, paragraph 5, that where private treatment plants are proposed, the planning application should be accompanied by a full and detailed consideration of the eleven environmental, amenity and public health factors referred to in paragraph 6 of annex A.

In carrying out the above assessment the Agency would advise that the private treatment plant and soakaway system is designed to meet the requirements of BS 6297:1983, and:

- (a) there is no connection to any watercourse or land drainage system and no part of the soakaway system is situated within 10 metres of any ditch or watercourse; and,
- (b) porosity tests are carried out to the satisfaction of the Local Planning Authority to demonstrate that suitable subsoil and adequate land area is available for the soakaway (BS

6297:1983).

Provided the assessment shows that the proposal will not lead to a significant environmental problem, then the Agency would have no objections to the proposals.

A separate consent is required from the Agency under the terms of the Water Resources Act 1991 for any proposed sewage or trade effluent discharge to a watercourse or other controlled waters, and may be required for discharge to a soakaway. (Controlled waters include rivers, streams, underground waters, reservoirs, estuaries and coastal waters).

Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with section 34 of the Environmental Protection Act 1990.

The Agency has no record of flooding having occurred in the vicinity of the proposed development site. However site inspection and/or evaluation of plans suggest that it may be liable to flooding (over all or part of the site) and the developer should therefore ensure that floor levels are constructed at least 600mm above all locally determined flood levels/estimated 1 in 100 year flood level.

Yours faithfully

A black rectangular box redacting the signature of Mrs E A Hill.

MRS E A HILL
Team Leader Development Planning

Please ask for : Mark Davies 01743 283405



HEREFORDSHIRE
COUNCIL

Environment Directorate

Director: G. Dunhill

Mrs JM Perry
Clerk to the Parish
WALFORD CP

Your Ref:

Our Ref:

Please ask for: Mr S Holder

Telephone: 01432 260479

Fax: 01432 261970

E-mail:

Dear Parish Clerk

Date: 18th November 2002

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 9th December 2002** 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

SITE:	Walford Court Barns, Walford Court, Walford, Ross-On-Wye, Herefordshire, HR9 5SA
DESCRIPTION:	Change of use and conversion of barns to six dwellings.
APPLICATION NO:	SE2002/3372/F
GRID REF:	58710,20530
APPLICATION TYPE:	Full

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

There were no objections to this scheme as long as the privacy of Walford Court is maintained and the proposed vehicular entrance/exit splay is adequate

Signed _____
Clerk to Walford

Date Returned 25th November 2002

County of Herefordshire District Council,
Southern Planning Services, PO Box 230, Blueschool House, Blueschool Street, Hereford, HR1 2ZB
Tel: 01432 261967, Fax: 01432 261970
Main Switchboard: 01432-260000

MEMORANDUM

To : Mr J Colyer, Transportation Manager, Kemble House - H17
 From : Mr S Holder, DC South, PO Box 230
 Tel : 01432 260479
 Date : 18th November 2002

HEREFORDSHIRE COUNCIL
 TRANSPORTATION UNIT
 RECEIVED

18 NOV 2002

Application No: SE2002/3372/F Application Type: Full
 Description: Change of use and conversion of barns to six dwellings.
 Site: Walford Court Barns, Walford Court, Walford, Ross-On-Wye, Herefordshire,
 HR9 5SA
 Applicant: Mr J Chinn Agent:
 Previous/ Associated Application No(s) & Date(s):
 Grid Ref: 58710, Route No:
 20530
 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 **2nd December 2002**. 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:-

H06

H13

H17 (a/scheme to link the ^{footway} ~~existing footway~~ ^{two accesses on the C1274 with the} ~~along B4228~~ ^{existing footway on B4228})

H27

H29

HN1 / HN5 / HN7 / HN10 / HN19 / HN22

HEREFORDSHIRE COUNCIL
 PLANNING SERVICES
 DEVELOPMENT CONTROL

2 - DEC 2002

MUM 3.12.02

To:
 Ack'd: File:

[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:
 DATE RETURNED: 28/11



HEREFORDSHIRE
 COUNCIL

SE 2002 / 3372 / F
3373 / L

G E O F F J O N E S : A R C H I T E C T

2026.4/gj

22.11.02

Mr T Cooke
Herefordshire Council
Southern Planning Services
PO Box 230
Blueschool House
Blueschool Street
Hereford
HR9 2ZB

Dear Mr Cooke

WALFORD COURT BARNES : T2002/3380 + T2002/3382

Further to your recent telephone call I enclose a copy of drawing 2026:01 showing an amendment to the land owned by the applicant.

Yours sincerely

Geoff Jones



53 Broad Street Ross-on-Wye Herefordshire HR9 7DY
Phone / Fax : 01989 769073
geoffjonesarchitect@zoom.co.uk
Geoff Jones Bsc Dip Arch RIBA FASIA CIOB

MEMORANDUM

SH

To : Mrs D Bradley-Lloyd, Private Sector Housing Manager, Garrick House - H10
From : Mr S Holder, Southern Planning Services, Blueschool House - H31
Tel : 01432 260479 My Ref :
Date : 18th November 2002 Your Ref :

SITE: Walford Court Barns, Walford Court, Walford, Ross-On-Wye, Herefordshire, HR9 5SA
APPLICATION TYPE: Full
DESCRIPTION: Change of use and conversion of barns to six dwellings.
APPLICATION NO: SE2002/3372/F
GRID REFERENCE: 58710,20530
APPLICANT: Mr J Chinn
AGENT:
ASSOCIATED APPLICATION NUMBERS AND DATES:

I enclose a copy of the application form and plans for the above development. Please let me have your comments by **2nd December 2002**. If I have received no response by this date I shall advise the appropriate Committee that you have no objections. Should you require further information please contact the Case Officer.

Any comments should be forwarded to Southern Planning Services, Blueschool House - H31. It would be appreciated if plans could be returned with any comments.

Comments: (Continue on a separate sheet if necessary)

HEREFORDSHIRE COUNCIL PLANNING SERVICES DEVELOPMENT CONTROL
21 NOV 2002
To
Ack'dFile

MVM 21.11.02.

SIGNED:

DATE RETURNED:

**The Town and Country Planning (General Development Procedure Order 1995
Planning (Listed Buildings and Conservation Areas) Act 1990, Sections 67 & 73**

Notice is hereby given that the following applications have been made to the Council. Each application is followed by a code which indicates the nature of the application. The codes are as follows:

P - planning permission	AC - affecting a Conservation Area
L - Listed Building Consent	D - not in accordance with the provisions of the Development Plan
C - Conservation Area Consent	RW - affecting a public right of way
SL - affecting the setting of a Listed Building	T - for a telecommunications mast

Applications received within the Ross area

Application No	Proposal	Type
SE2002/3372/F SE2002/3373/L	Change of use and conversion of barns to six dwellings. Demolition of two steel/timber barns. Walford Court Barns, Walford Court, Walford.	L SL
SE2002/3383/F	Widening of existing gated field access to by-road. Provision of new hardcore access road to existing hardstanding area. Kingstone, Weston-under-Penyard.	RW
SE2002/3382/F	Change of use from agricultural pasture and old orchard to amenity use. (To include woodland, stream, meadows and parkland and vegetable garden). Origin House (The Old Vicarage), Bridstow.	SL

You may inspect copies of the applications and associated documents at Planning Services, Blueschool House, Blueschool Street, Hereford between 8.45 a.m. and 4.30 p.m. Monday-Friday or at Council Offices, Swan House, Edde Cross Street, Ross-on-Wye.

Please send any representations, quoting the relevant number, to Planning Services, P.O. Box 230, Blueschool House, Blueschool Street, Hereford, HR1 2ZB during the period of 21 days beginning with the date of the publication of this notice.

JONATHAN BARRETT, HEAD OF PLANNING SERVICES

28th November, 2002

The Ross Gazette, Thursday November 28, 2002

The Town and Country Planning (General Development Procedure) Order 1995 Planning (Listed Buildings and Conservation Areas) Act 1990 Sections 67 & 73

Notice is hereby given that the following applications have been made to the Council. Each application is followed by a code which indicates the nature of the application. The codes are as follows:-

P - planning permission	AC - affecting a Conservation Area
L - Listed Building Consent	D - not in accordance with the provisions of the Development Plan
C - Conservation Area Consent	RW - affecting a public right of way
SL - affecting the setting of a Listed Building	T - for a telecommunications mast

Applications received within the Ross area

Application No	Proposal	Type
SE2002/3372/F	Change of use and conversion of barns to six dwellings.	L
SE2002/3373/L	Demolition of two steel/timber barns. Walford Court Barns, Walford Court, Walford.	SL
SE2002/3383/F	Widening of existing gated field access to by-road. Provision of new hardcore access road to existing hardstanding area, Kingstone, Weston-under-Penyard.	RW
SE2002/3382/F	Change of use from agricultural pasture and old orchard to amenity use. (To include woodland, stream, meadows and parkland and vegetable garden). Origin House (The Old Vicarage), Bridstow.	SL

You may inspect copies of the applications and associated documents at Planning Services, Blueschool House, Blueschool Street, Hereford between 8.45 a.m. and 4.30 p.m. Monday-Friday or at Council Offices, Swan House, Edde Cross Street, Ross-on-Wye.

Please send any representations, quoting the relevant number, to Planning Services, P.O. Box 230, Blueschool House, Blueschool Street, Hereford, HR1 2ZB during the period of 21 days beginning with the date of the publication of this notice.



HEREFORDSHIRE
COUNCIL

JONATHAN BARRETT,
HEAD OF PLANNING SERVICES
28th November, 2002

PLANNING NOTICE



Herefordshire Council has received an application for the following:-

**HEREFORDSHIRE
COUNCIL**

Proposal: Change of use and conversion of barns to six dwellings. Demolition of two steel/timber barns.

Location: Walford Court Barns, Walford Court, Walford, Ross-On-Wye, Herefordshire, HR9 5SA

Application Number: SE2002/3372/F
SE2002/3373/L

Application Code/s: SL L
(see foot of notice)

You can see the plans at:

Southern Planning Services, Blueschool House, Blueschool Street, Hereford (telephone 01432 261967) or Info in Herefordshire, Swan House, Edde Cross Street, Ross-on-Wye (telephone 01432-260500)

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: Southern Planning Services, PO Box 230, Blueschool House, Blueschool Street, Hereford, HR1 2ZB by:

16-DEC-02

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

JONATHAN BARRETT, HEAD OF PLANNING SERVICES

Posted by: [Redacted] on behalf of Herefordshire Council

Date: 25-11-02

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

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

G E O F F J O N E S : A R C H I T E C T

2026.4/gj

08:11:02

Mr T Cooke
Herefordshire Council
Southern Planning Services
PO Box 230
Blueschool House
Blueschool Street
Hereford
HR9 2ZB



Dear Mr Cooke

WALFORD COURT BARNS : T2002/3380 & T2002/3382

Further to your letter of 7 November and our phone conversation today I enclose the following :

A site location plan marked to include the barn to be demolished

12 copies of the elevations of the sheds

Details of the sewerage arrangements.

I confirm that on the SE Courtyard elevation the only opening doors are to the left hand dining room and the right hand lounge, as the plan.

Yours sincerely

Geoff Jones

53 Broad Street Ross-on-Wye Herefordshire HR9 7DY
Phone / Fax : 01989 769073
geoffjonesarchitect@zoom.co.uk
Geoff Jones Bsc Dip Arch RIBA FASI ACIOB

SO 52 SE

. WALFORD CP

B 4228 (west side)

4/72

War Memorial

GV

II

War memorial. Circa 1920, by Gilbert Boulton of Cheltenham. Limestone. Rectangular plan. Moulded plinth rests on base of two steps. Upper part has hollow-chamfered corners with fleuron decoration. In front is a statue of St George and the dragon on a semi-octagonal base. Above is a shield with cross within a wreath, and an inscription: "For King and Country. To the Glory of God and in memory of the men of Walford who gave their lives in the Great War 1914 - 1918". The names of the dead of both wars are inscribed on slate and attached to the front of the memorial.

SO 52 SE

WALFORD CP

B 4228 (west side)

4/73

Walford Court

-

II

House. Mid-C19 with C17 remains. Sandstone ashlar with slate roof. Two storeys. Front, rebuilt in C19, has chamfered mullioned windows. At the left is a gabled wing which has a 3-light window on the ground floor and one of two lights above, both with transom. Set back to the right are two bays which have a 3-light window with transom on the ground floor and ones of two lights above. Door, with chamfered surround, in left-hand bay. Chimneys, with octagonal shafts, to left and right and on rear wall of wing. Set back to the right is a C17 range which has a 3-light rebated and chamfered mullioned window on the ground floor. At the rear this range includes a gabled wing with two-storey bay window blind on the ground floor, mullioned and mullioned and transomed windows, and a drip course. In the angle with the front part of the house is a gabled stair turret.

SE02/3372/F

G E O F F J O N E S : A R C H I T E C T

2026.4/gj

31.10.02

The Planning Department
Herefordshire Council
Blueschool House
Blueschool Street
Hereford

Dear Sir

WALFORD COURT BARNs, WALFORD, ROSS-ON-WYE

Please find enclosed a full planning application and a Listed Building Consent application for the conversion of the barns at Walford Court to six dwellings.

The barns have been marketed for commercial use since May 2001 and information from Jonathan Preece & Co is enclosed.

This application follows consultations with the planning officer and the Conservation Architect and a meeting on site with them and the County Highways Officer.

We trust that the documentation enclosed is sufficient but should you require further information please contact this office.

Yours sincerely



Geoff Jones



53 Broad Street Ross-on-Wye Herefordshire HR9 7DY
Phone / Fax : 01989 769073
geoffjonesarchitect@zoom.co.uk
Geoff Jones Bsc Dip Arch RIBA FASIA CIOB

PLANNING APPLICATION FORM

PLEASE READ ACCOMPANYING NOTES FIRST, THEN COMPLETE THE FORM
USING BLOCK CAPITALS



HEREFORDSHIRE
COUNCIL

1

Name and address of applicant

Full name MR JOHN CHINN

Address COBBEY FARMS

COVERING BUILDINGS, COVENTRY

ROSS-ON-WYE Postcode HR9 5SG

Tel. No. [REDACTED]

2

Full postal address of the application site/building

Address WALFORD COURT BARN

WALFORD COURT

WALFORD

ROSS-ON-WYE

Postcode

3

Name and address of agent (if applicable)

Full name GEOFF JONES - ARCHITECT

Address 53 BROAD STREET

ROSS-ON-WYE

HEREFORDSHIRE Postcode HR9 7DY

Tel No. 01991 741073

Contact name GEOFF JONES

4

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.

external alterations to building/structure ☐

extension of building/structure ☐

erection of detached building/structure ☐

external plant or machinery ☐

engineering operation ☐

No change of use is involved ☐

The proposal includes a change of use ☐

C. Outline application

The following are 'reserved' for future
consideration:

External appearance ☐

Siting ☐

Means of access ☐

Design ☐

Landscaping ☐

D. Reserved matters

Application number of outline permission:

Please delete from list matters NOT included with
application:

External appearance / Means of access / Siting /
Design / Landscaping

E. Removal/variation of a condition

F. Application relating to unauthorised
development already carried out

5

Description of proposed development

CONVERSION OF BARN

TO SIX DWELLINGS

6

A. Access (please tick one box)

A new access or an alteration to an
existing access to a public road is
proposed ☐

No new or altered access is proposed ☒

B. Public Right of Way (please tick one box)

It is proposed to alter an existing
public right of way ☐

No alteration to a public right of way
is proposed ☒

04 NOV 2012

7

Trees

Does the proposal involve felling or works to trees

* Delete as appropriate ~~YES~~ / NO *

9

Proposed uses

	Existing Floorspace (if any)	Proposed Floorspace *
Total Gross* Floorspace	sq. m.	sq. m.
Please divide above figure between the following uses:		
Gross industrial floorspace	sq. m.	sq. m.
Gross warehouse floorspace	sq. m.	sq. m.
Gross office floorspace	sq. m.	sq. m.
Gross retail floorspace	sq. m.	sq. m.
Other <u>RESIDENTIAL</u> (please specify)	(660 sq. m.)	750 sq. m.
Net* Office Floorspace	sq. m.	sq. m.

* see notes for definitions

11

Parking spaces

	Existing	Proposed
Number of car spaces	—	12
Number of lorry spaces	—	—

13

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 ☐

Please complete part A or B, and sign

A. I attach 6 copies of the necessary plans/
drawings and I attach a completed Ownership
Certificate and I enclose the fee of

£ 1,320.00 Cheque/BE N

Signed

On behalf of MR JOHN CHINNDate 31 OCTOBER 2002

8

Current uses (please complete in all cases)

Please state current or, if vacant, the last use(s)
of the site/buildingREDUNDANT STONE BARNLOAN HOMES AND STABLESIf residential, state current number of dwellings
(including self-contained or separate flats)

10

Area of application site

0.3446

hectares

12

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

A. Please state how storm water will be
disposed of

SOAKAWAYS

B. Foul water will be disposed of to:

Mains sewer ☐Cesspit ☐Septic tank ☐Other ☒MINITREATMENT PLANT

14

Materials (please specify)

Walls STONE / TIMBER BOARDINGRoof SLATE / ROOFLIGHTSOther TIMBER WINDOWS

B. No fee is enclosed because

SEOZ(33T2)/F

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



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 [Redacted Signature]

Date 31 OCTOBER 2002

On behalf of MR JOHN CHINN

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

Date

On behalf of

NOTICE
UNDER ARTICLE 7 OF THE TOWN & COUNTRY PLANNING
(GENERAL DEVELOPMENT PROCEDURE) ORDER 1995



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

Description of proposed development

Name of applicant

Signed

Date

On behalf of

If you wish to make representations on this proposal, please do so within 3 weeks of receiving this Notice to: Southern Divisional Planning Office, Environment Directorate, PO Box 230, 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.



USE OF NON-MAINS SEWERAGE ARRANGEMENTS
(THIS FORM TO COMPRISE PART OF THE PLANNING APPLICATION)

SEO2/3372/F



HEREFORDSHIRE
COUNCIL

Site address: WALFORD COURT BARN
WALFORD. BOSSON-WINE

Please enter details where relevant and use the tick boxes

Package Sewage Treatment Plant

Product type: KLARGESTER 3C BIODISC

Capacity:

A copy of the manufacturer's specification/brochure is enclosed

☐

Has a maintenance contract been agreed for the plant?

☒

if yes enclose copy

Final discharge will be to:- ground soakaway

☐

watercourse

☐

NOT YET DECIDED.

Note: if discharge is to soakaway, a percolation test is necessary. (see below)
If to a watercourse, a Discharge Consent is necessary.

Has a Discharge Consent been granted by the Environment Agency? ☐ if yes enclose copy

Septic Tank

Capacity of tank:

Number of chambers:

Number of persons the tank will serve:

a percolation test is necessary. (see below)

Please use this section for either option:

A percolation test to BS 6297 has been carried out and

The result (percolation value) is an average of

seconds

(Further advice on the test is available from the Council's Building Control Section)

Percolation tests should not be carried out in extreme weather

A block plan showing the location of the tank or plant, test holes,
any watercourses, the soakaway length and discharge area, or any
other drainage arrangements is enclosed (all applications)

☐

If you wish to use an **alternative system**, please enter the specific arrangements here and include a plan



DETR CIRCULAR 03/99 – PLANNING REQUIREMENTS IN RESPECT OF THE USE OF NON-MAINS SEWERAGE FOR NEW DWELLING UNITS

EXPLANATORY NOTES TO ACCOMPANY THE FORM:

DETR Circular 03/99, relating to the use of non-mains sewerage arrangements, came into effect on 1st April 1999 and places the responsibility on the developer to demonstrate that a new development is to be effectively served by an adequate sewerage system. Applications for planning permission where foul drainage is to discharge to any new non-mains sewerage now need to be supported **prior to registration** by an assessment of the likely effects of using septic tanks, cesspools and package sewage treatment plants. This also applies for an existing system if extra use will be made of it, for example in the conversion of farm buildings to dwellings or holiday lets.

For **Septic Tanks** soil porosity (percolation) tests are seen as an integral part of the assessment and should be carried out before submitting a planning application. Where septic tanks are unlikely to produce an acceptable solution the advice is that the application may be refused. This decision would of course take into account the views of the Environment Agency and other bodies including the Council's own Environmental Health and Building Control Departments.

Cesspools will now be discouraged, but any proposal will need to be supported by full details of capacity and size, and may need an agreement as to maintenance and regular emptying,

Package sewage treatment plants are considered a sustainable alternative to septic tanks, but we will need details of the product type, capacity, and whether the final discharge will be to a ground soakaway or watercourse. The Environment Agency advise that for soakaways, percolation tests will still be needed, and if discharge is to be to a watercourse, a Consent to Discharge will be needed. However we can register applications of this type prior to receiving the results.

For all types of non-mains sewerage we will need a **block plan** showing the location of the chosen system, and the extent of any soakaway area.

The form overleaf asks you for the basic information, and will comprise part of your application. You may wish to hold your application pending percolation test results, as applications may be delayed or refused if adequate information is not supplied.

If you need further advice, please contact the Planning Officer for your area, or Building Control Section.

Highest performance, greatest efficiency.



For domestic dwellings without mains drainage, BioDisc from Klargester provides a reliable, efficient and environmentally safe solution to your sewage disposal needs. It is ideal for locations where discharge is to sub-surface irrigation, or to a suitable water course where approved by the Environment Agency, or appropriate regulating body and where a septic tank will not meet the required standards.

Designed for quality, reliability and peace of mind
Klargester has pioneered the development of packaged treatment plant with many thousands of successful installations world-wide.

BioDisc is robustly constructed from corrosion free materials, designed and manufactured in accordance with BS 6297 and has been awarded British Board of Agrément Certification (for BA and BB sizes only). Klargester is an accredited company under BS EN ISO 9002 quality management systems.

Unique design

BioDisc is the only packaged sewage treatment plant utilising Rotating Biological Contactor technology for small domestic applications. This process offers inherent cost and performance benefits.

Lowest running costs

BioDisc has the lowest running and maintenance costs of any packaged treatment plant in its class. The single home unit requires an annual desludge only, the motor rating is 60 watts and routine mechanical maintenance is minimal.

Lowest lifetime cost

Lowest running costs combined with the quality and durability of the equipment - particularly the drive motor which has a considerably longer service life than the pumps and blowers fitted to competitive units - all add up to a significantly lower lifetime cost for BioDisc.



Process stability
BioDisc is recognised for its process performance. This is further enhanced by Klargester's unique Managed Flow System, which ensures optimum performance by smoothing peak flows and buffering biological loads over the whole working day.

Low profile covers

Access for service and maintenance is provided via a durable, unobtrusive cover at ground level.

Standard invert options

Three standard drain invert level options are available from stock to match the site topography and where applicable, minimise the excavation depth.

Hiab off-loading

Klargester can provide on-site mechanical off-loading, if required.

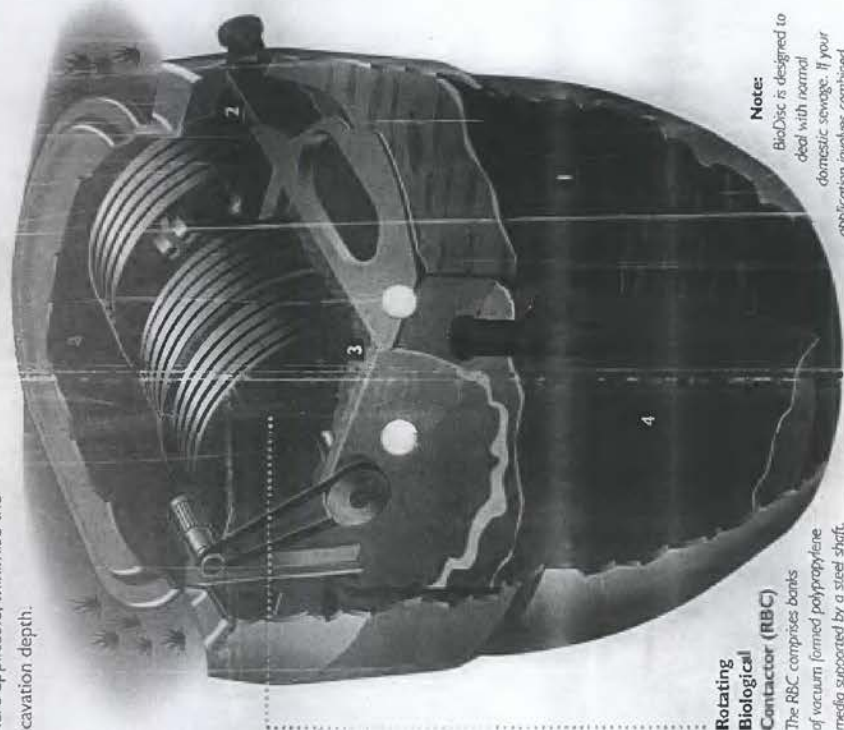
Quick and easy to install

Supplied as a complete palletised unit with lifting and lowering fixings, the BioDisc is ready for installation on a suitably prepared site. The unit

should be stabilised in concrete and the back-fill completed with pea shingle or concrete as ground conditions require. Full details are provided in our comprehensive installation instructions covering all site conditions, or we can provide an installation service through our network of Certified Installers.



Additional technical information sheets are available on the BioDisc process, siting, installation, effluent disposal and other specific topics. Contact Klargester.



Rotating Biological Contactor (RBC)

The RBC comprises banks of vacuum formed polypropylene media supported by a steel shaft. This is slowly rotated by a low energy consumption electric motor and drive assembly.

Note:
BioDisc is designed to deal with normal domestic sewage. If your application involves combined drainage or the sewage is likely to contain unusual substances, refer to Klargester.

Unique customer care

Klargester offers a unique and comprehensive care package both before and after purchase. Customers can benefit from free, site based technical advice on selection and application, guidance on installation and aftercare ranging from a simple service contract to the long term peace of mind provided by the 'BioDisc Bond'.

The BioDisc Bond is a long term commitment from Klargester, which guarantees the up-keep of the BioDisc unit, whilst customers have an on-going opportunity to review their obligation.

Throughout the UK, our team of service engineers is always on hand to ensure that Klargester products provide their owners with a long and cost-effective life.

Call our Customer Care Department for further information.

How BioDisc Works

Central to the operation of each BioDisc is the Rotating Biological Contactor (RBC), which supports a biologically active film or Biomass on to which aerobic micro-organisms, naturally found in sewage, become established. Natural breakdown of sewage can then occur as described below.

The breakdown process

Waste water and sewage flows into the primary settlement zone **1** where solids are settled out and retained. This accumulated sludge should be drawn out periodically.

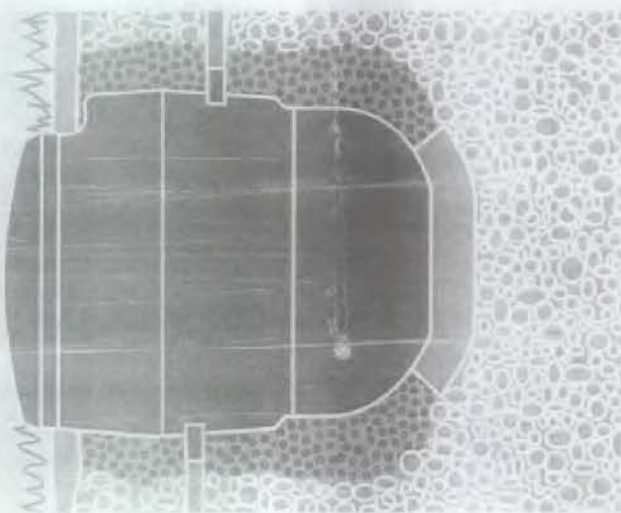
Partially clarified liquor containing fine suspended solids flows upwards into the first stage Biozone **2** for breaking down by micro-organisms on the RBC. Suspended solids return to the primary settlement zone and the liquor is transferred to the second stage Biozone **3** for further treatment.

Any solids remaining are settled out in the final settlement tank **4**. The quality of the resultant liquor allows discharge close to or into a water course.

SE02/3372/F

BioDisc - BA - BC

High performance packaged sewage treatment plants for domestic applications



Unit Size	BA	BB	BC
Population Equivalent	1 House, Max. 6	2 House, Max. 12	3/4 House, Max. 18
OA Diameter (A) mm	1995	1995	2450
Standard Drain Invert Level (B) mm	750*	750*	600†
Standard Outlet (C) mm	820	820	620
Depth from Invert to Base (D) mm	1426	1403	1820
Pipework Diameter (mm)	110	110	110
Single phase	12 months	6 months	7 months
Standard Power Supply	60W	60W	75W
Motor Rating	60W	60W	75W
Weight (tonnes) and unit	0.388	0.418	0.6

Applications which include septic disposal units will require special wiring. Contact Klargester.
* Optional invert depths of 450mm and 1250mm are available. † Optional invert depth of 1100mm is available.

Full 12 month warranty

A full initial 12 month warranty covering all mechanical and electrical components against malfunction accompanies every BioDisc installed and maintained in accordance with the manufacturer's instructions, provided the unit has not been subjected to damage or abuse.

Larger applications

Klargester also manufactures a range of BioDisc plant to cater for larger applications such as residential developments, caravan sites and hotels.

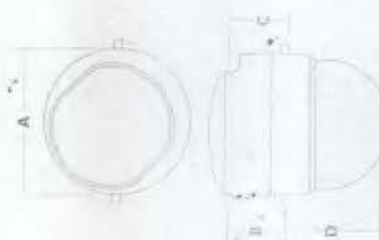
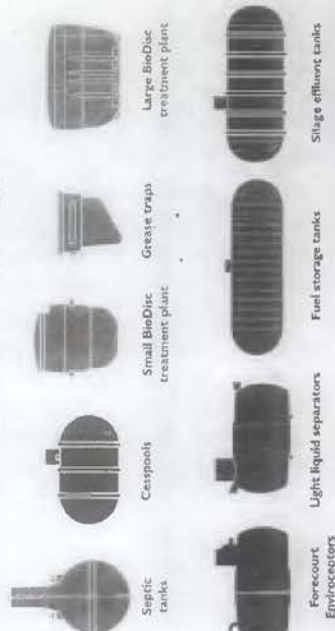
As specialists in waste water treatment we are able to provide solutions for many different applications. Please contact us for further information.

Nationwide availability

Klargester products can be sourced from your local builders merchant or through local pollution control specialists.

Other products from Klargester

Klargester has a comprehensive range of waste water treatment products, including effluent pumping packages and crude sewage pumping stations as well as surface water treatment and bulk liquid storage products.



Klargester Environmental Limited

Head Office
College Road, Aston Clinton
Aylesbury, Buckinghamshire
HP22 5EW
Sales Office: 01296 633033
Tel: 01296 633000
Fax: 01296 633001
Internet:
<http://www.kingspanec.com>

Manufacturing & Distribution units also in:
Scotland - Tel: 01355 248484
Northern Ireland -
Tel: 01232 365664
and South West England -
Tel: 01278 780384

Associate Companies
Norway, Portugal, Sweden
and the USA.

Trading Partners
Canada, Denmark, Eire,
Finland, France, Germany,
Holland and Spain.



Cert. No. 970381



© 1999 Klargester Environmental Ltd.



The solution is

Klargester

LO-10-5/2000

SE02/3372/F

CHARTERED SURVEYORS

CJR/JP006812



PROPERTY AGENTS

26th October 2002

G Jones Esq.,
53 Broad Street,
Ross on Wye,
Herefordshire
HR9 7DY

Dear Geoff,

Re: Walford Barns, Walford, Ross on Wye

I am writing to confirm that we have been marketing the above barns since May 2001 and enclose a set of our sales particulars for your information.

The barns have been extensively marketed with advertisements locally and regionally. Prominent boards were erected on the property.

The barns have been marketed as suitable for commercial use, subject to any necessary planning consent. I regret to advise that there has not been any significant degree of interest shown in the property with only a handful of viewings. To date, no offers have been received.

I trust the above is the information you require but please do not hesitate to contact me if you have any queries.

Yours sincerely,

[Redacted signature]

**Caroline Rhodes DipSurv. MRICS
Commercial Manager**



ROSS-ON-WYE OFFICE

53 broad street • ross-on-wye • herefordshire HR9 7DY
tel • 01989-768666 RESIDENTIAL • tel • 01989-768555 COMMERCIAL
fax • 01989-764185 • ross@jonathanpreece.co.uk



HEREFORD OFFICE

18 king street • hereford HR4 9BX
tel • 01432-274300 • fax • 01432-279444
hereford@jonathanpreece.co.uk

SE02/3372/F



CHARTERED SURVEYORS

PROPERTY AGENTS

FOR SALE

**EXTENSIVE RANGE OF REDUNDANT FARM
BUILDINGS EXTENDING TO APPROXIMATELY 7480
SQ.FT. SUITABLE FOR COMMERCIAL USE
SUBJECT TO PLANNING CONSENT**



WALFORD BARN, WALFORD, ROSS ON WYE

Situated in the popular village of Walford approximately 2 1/2 miles from Ross on Wye, a range of former agricultural buildings located around a central courtyard suitable for conversion to commercial use, subject to planning. The barns comprise one "U" shaped complex of three barns with one separate barn completing the courtyard.



ACCOMMODATION

All measurements are on a gross internal area ground floor basis although some parts of the barns have two storeys. All measurements should be checked on site:-

BARN 1	43m x 5.2m approx.	223.6 sq.m	2497 sq.ft.
BARN 2	18.3m x 5m approx.	91.5 sq.m.	985 sq.ft.
BARN 3	18.8m x 5m approx.	94 sq.m.	1012 sq.ft.
BARN 4	56.6m x 4.9m approx.	277.3 sq.m.	2985 sq.ft.

Additional land with commercial potential, subject to planning consent, available by negotiation.

FREEHOLD PRICE Offers in the region of [REDACTED]

COVENANT There will be a covenant to restrict residential development without the current Vendor's consent.

SERVICES The purchaser will have to install a private drainage system.

For electricity supply enquiries contact npower 0345 353637

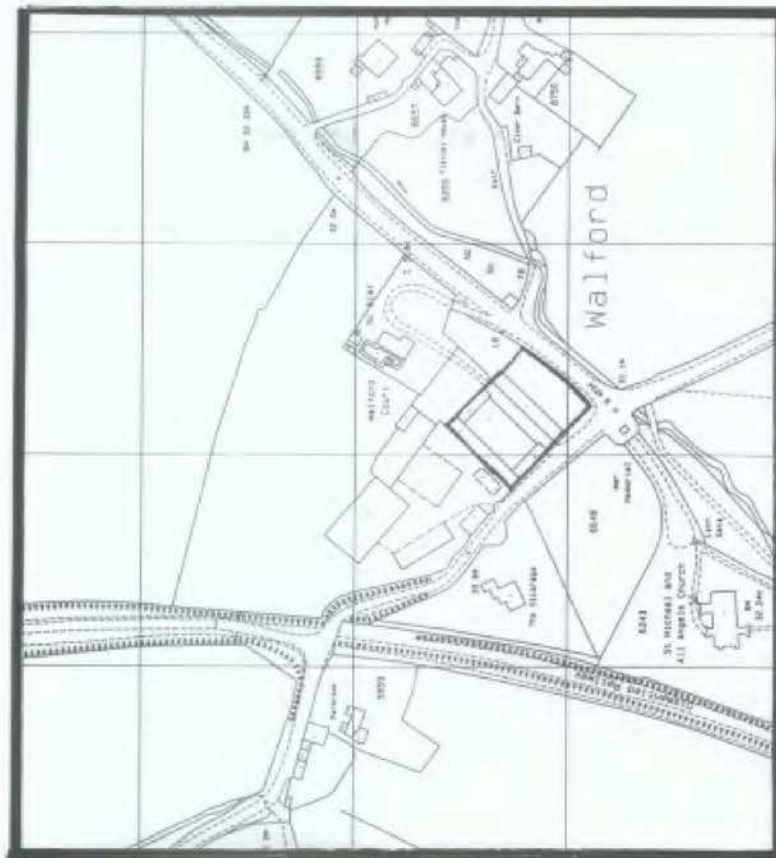
For water supply enquiries contact Welsh Water 08000 520145

N.B. None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective occupants satisfy themselves as to their condition, efficiency and suitability.

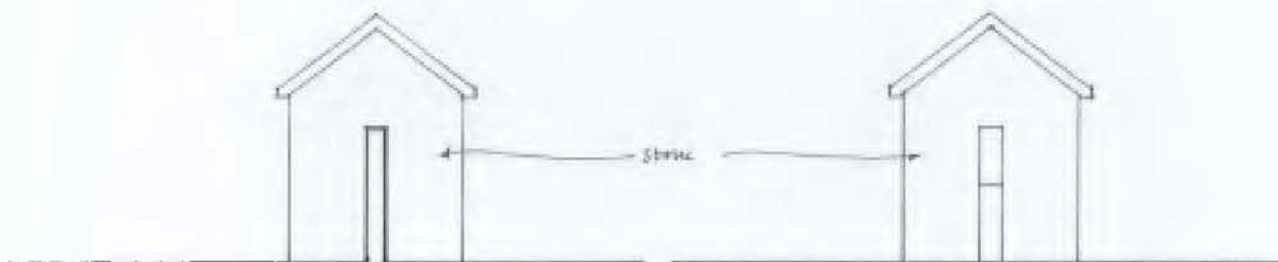
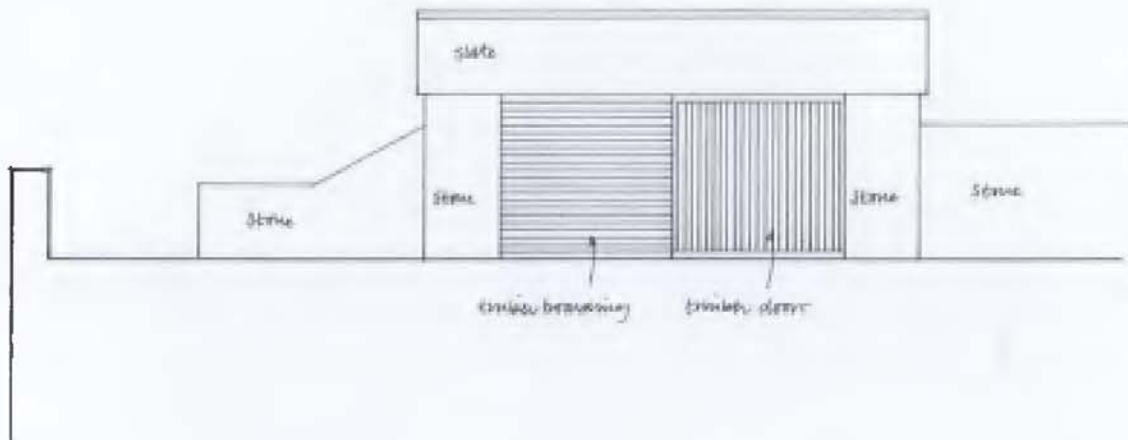
LOCAL AUTHORITY Herefordshire Council Tel: 01432 260000

TO VIEW Strictly by prior appointment with the Sole Letting Agents, Jonathan Preece & Co., 53 Broad Street, Ross-on-Wye, Herefordshire HR9 7DY Tel: (01989) 768555.. Contact: **Caroline Rhodes DipSurv. MRICS, Commercial Manager** who may be contacted out of office hours on 07770 430361.

N.B. All statements contained in these particulars as to this property are made without responsibility on the part of Jonathan Preece & Co., or the vendors or lessors.



Reproduced from the Ordnance
Survey Map with the Permission of
Ordnance Survey on behalf of Her
Majesty's Stationery Office
©Crown copyright - Jonathan
Preece & Co 53 Broad Street,
Ross-on-Wye, HR9 7DY Licence
No. ES100005366



HEREFORDSHIRE COUNCIL
PLANNING SERVICES
DEVELOPMENT CONTROL

14 NOV 2002

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

BARNES AT WALFORD COURT
WALFORD
ROSS-ON-WYE

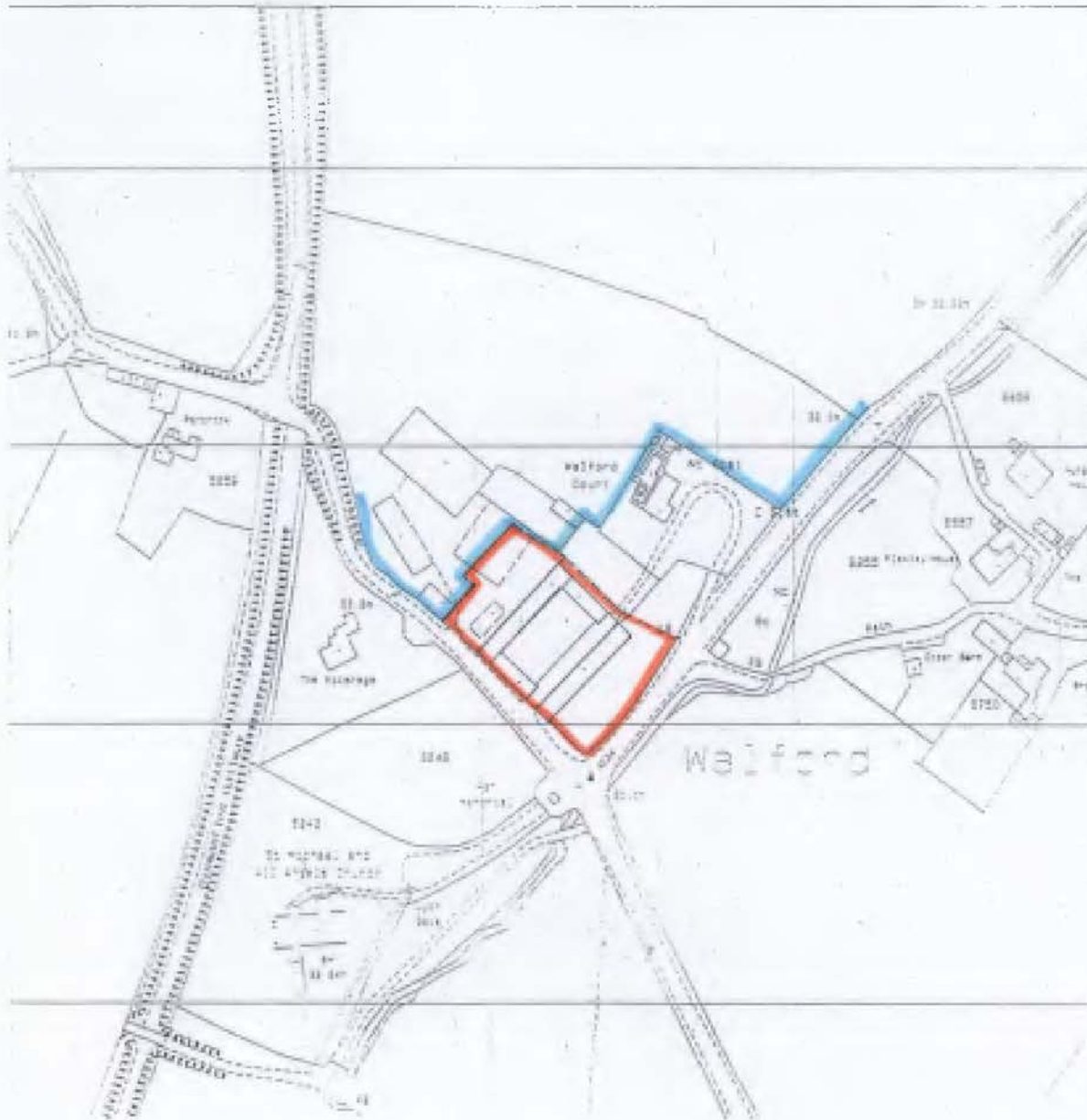
SHED ELEVATIONS

1:100 NOV02 2026:13

Geoff Jones : Architect
53 Broad Street Ross-on-Wye
Herefordshire HR9 7DY
Phone & Fax 01989 769073
geoffjonesarchitect@zoom.co.uk
COPYRIGHT

SEO2/3372/F

S



HEREFORDSHIRE COUNCIL
PLANNING SERVICES
DEVELOPMENT CONTROL

14 NOV 2002

To
Ack'd File

HEREFORDSHIRE COUNCIL
PLANNING SERVICES
DEVELOPMENT CONTROL

04 NOV 2002

To
Ack'd File

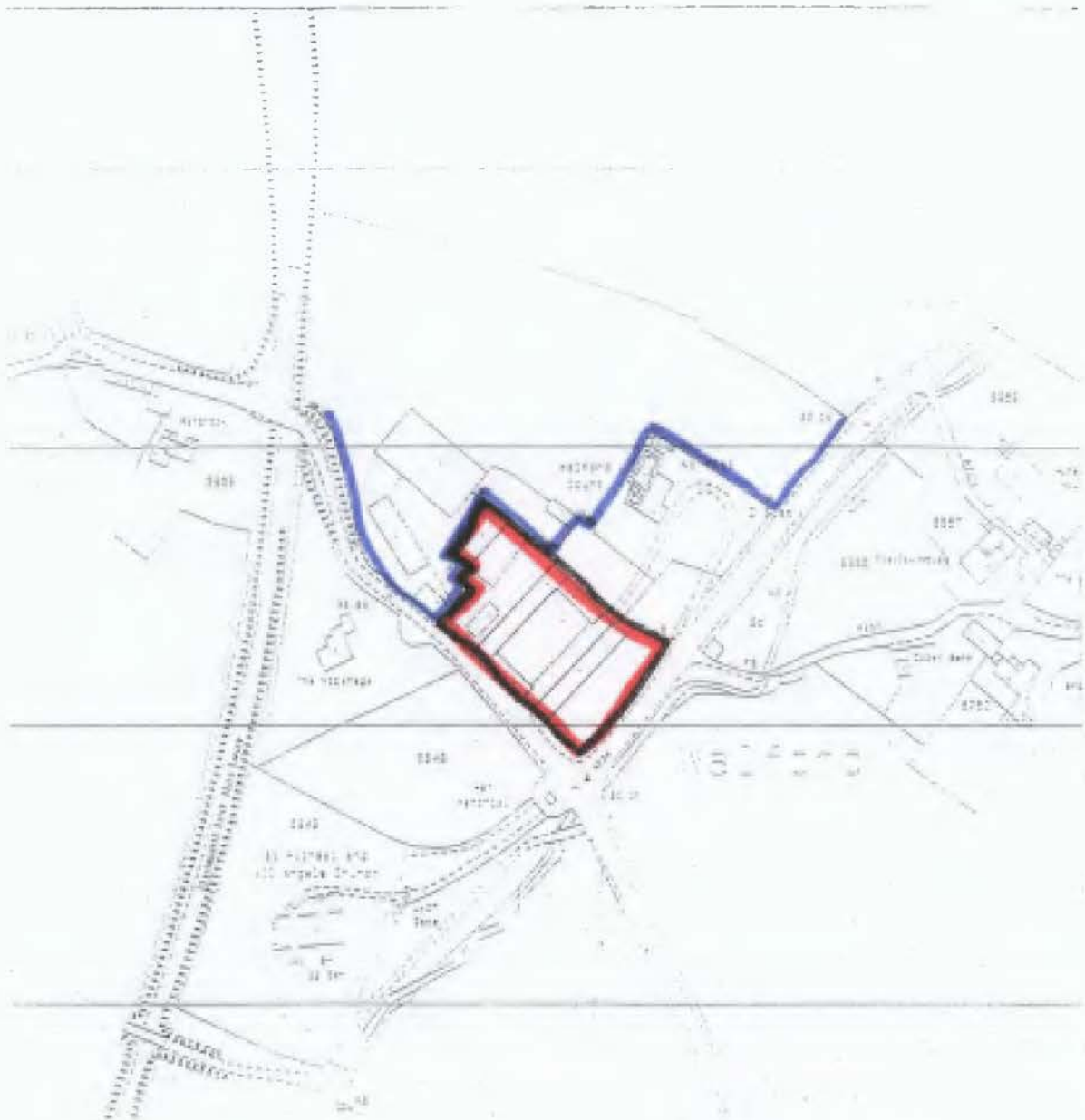
BARNES AT WALFORD COURT
WALFORD
ROSS-ON-WYE

SITE LOCATION PLAN

1: 2500 OCT02 2026:01

Geoff Jones : Architect
53 Broad Street Ross-on-Wye
Herefordshire HR9 7DY
Phone & Fax 01989 769073
geoffjonesarchitect@zoom.co.uk
COPYRIGHT

SEOZ/3372/F



HEREFORDSHIRE COUNCIL
PLANNING SERVICES
DEVELOPMENT CONTROL

14 NOV 2002

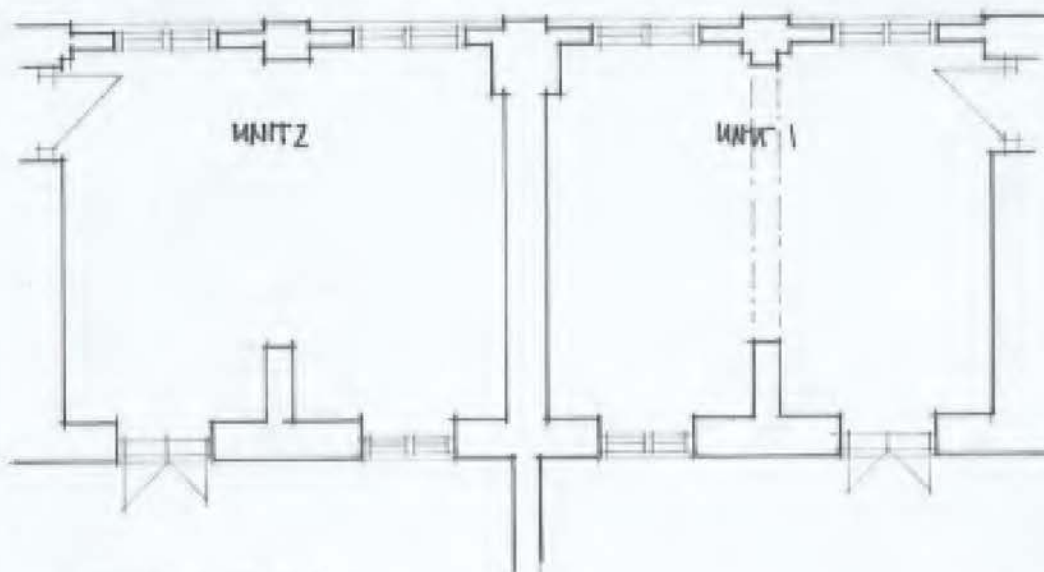
To:
Ack: File:

BARNs AT WALFORD COURT
WALFORD
ROSS-ON-WYE

SITE LOCATION PLAN

1:2500 OCT02 2026:01

Geoff Jones : Architect
53 Broad Street Ross-on-Wye
Herefordshire HR9 7DY
Phone & Fax 01989 769073
geoffjonesarchitect@zoom.co.uk
COPYRIGHT



GROUNDFLOOR PLAN



REAR ELEVATION

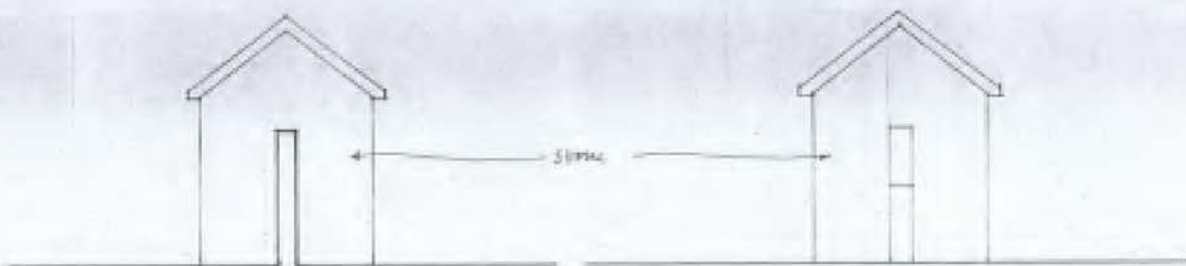
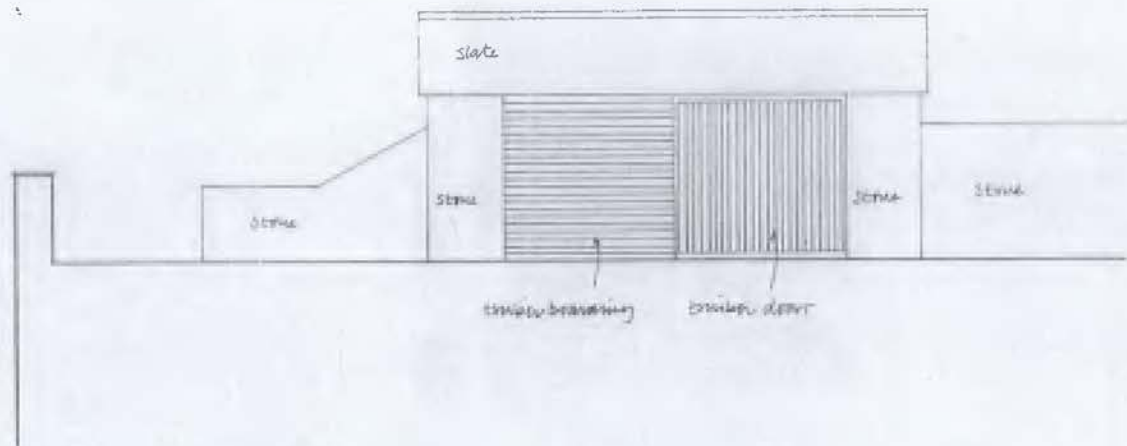
BARNs AT WALFORD COURT
WALFORD
ROSS-ON-WYE

UNIT 1
WALL TO LOUNGE

1:100 MAR 05 2026:20
A

Geoff Jones : Architect
53 Broad Street Ross-on-Wye
Herefordshire HR9 7DY
Phone & Fax 01989 769073
geoffjonesarchitect@zoom.co.uk

COPYRIGHT



BARNES AT WALFORD COURT
WALFORD
ROSS-ON-WYE

SHED ELEVATIONS

1:100 NOV02 2026:13

Geoff Jones : Architect
53 Broad Street Ross-on-Wye
Herefordshire HR9 7DY
Phone & Fax 01989 769073
geoffjonesarchitect@zoom.co.uk
COPYRIGHT

BARNs AT WALFORD COURT
WALFORD
ROSS-ON-WYE

UNIT 1
WALL TO LOUNGE

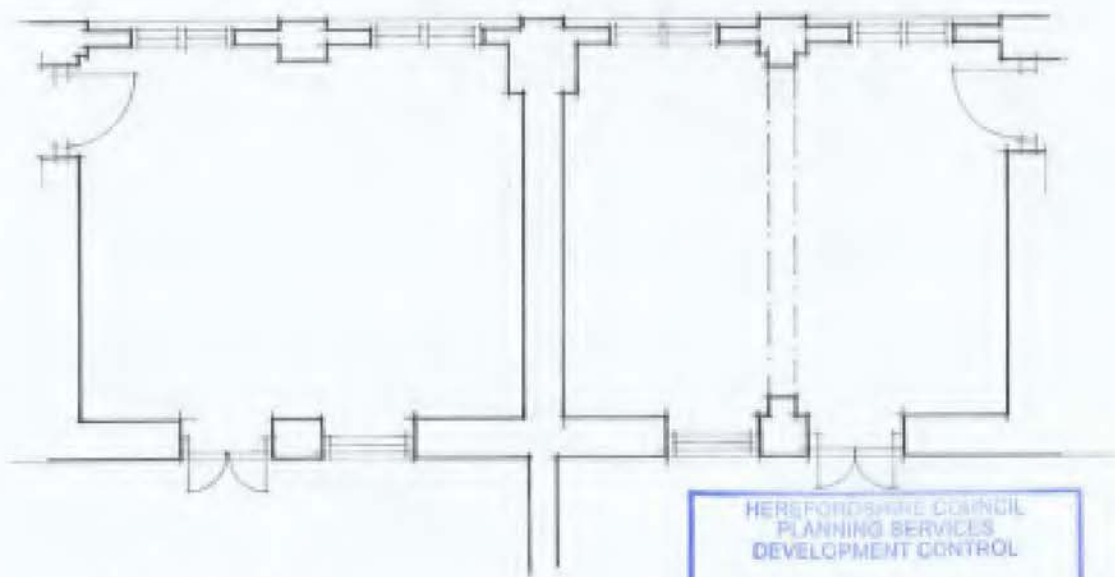
1:100 MAR 05 2026:20

Geoff Jones : Architect
53 Broad Street Ross-on-Wye
Herefordshire HR9 7DY
Phone & Fax 01989 769073
geoffjonesarchitect@zoom.co.uk

COPYRIGHT

UNIT 2

UNIT 1



FLOOR PLAN

HERSFORDSHIRE COUNCIL
PLANNING SERVICES
DEVELOPMENT CONTROL

17 MAR 2005

To:

Ack'd: File:

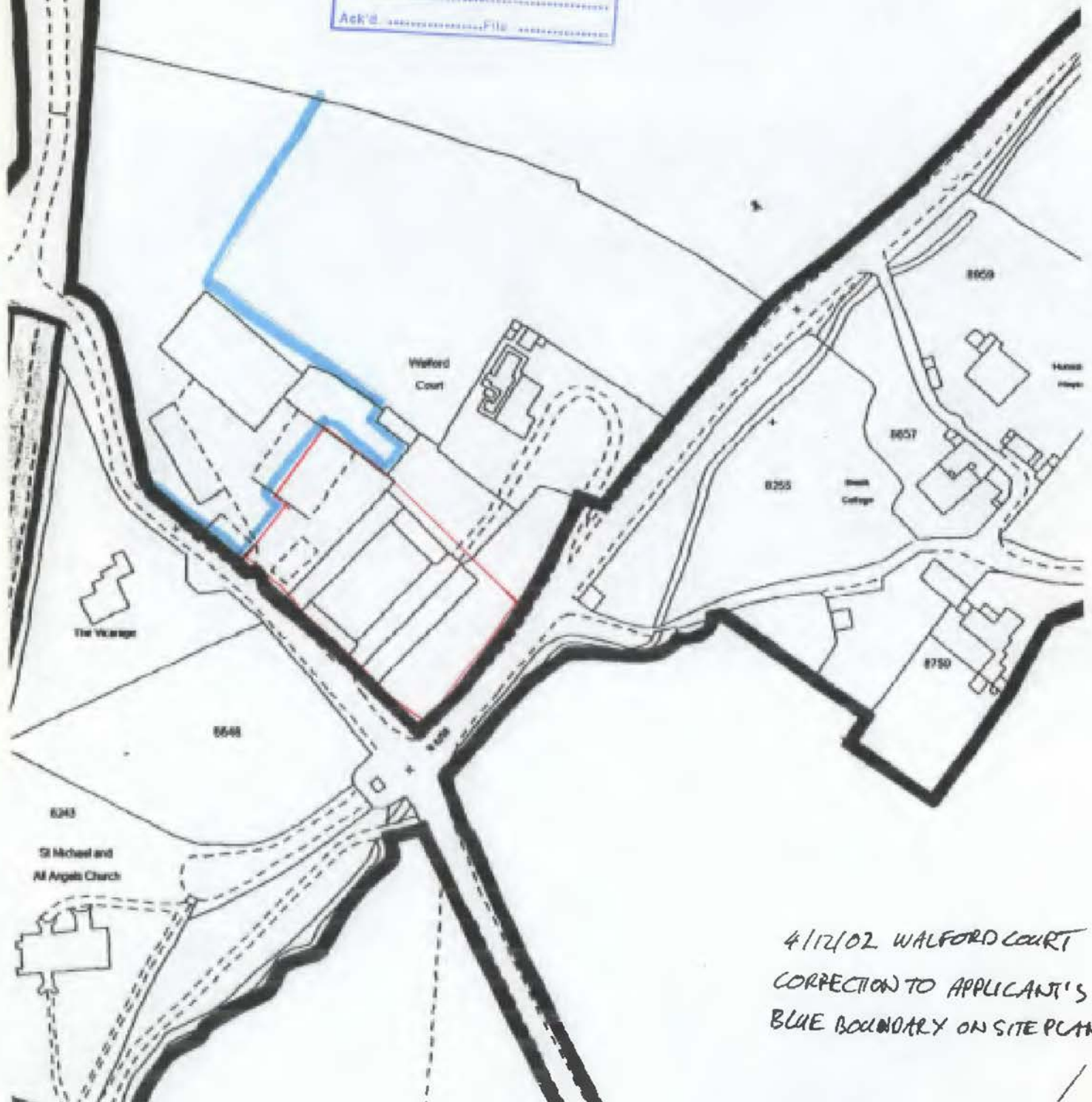


REAR ELEVATION

HEREFORDSHIRE COUNCIL
PLANNING SERVICES
DEVELOPMENT CONTROL

- 6 DEC 2002

To: [REDACTED]
Ack'd: [REDACTED] FILE [REDACTED]

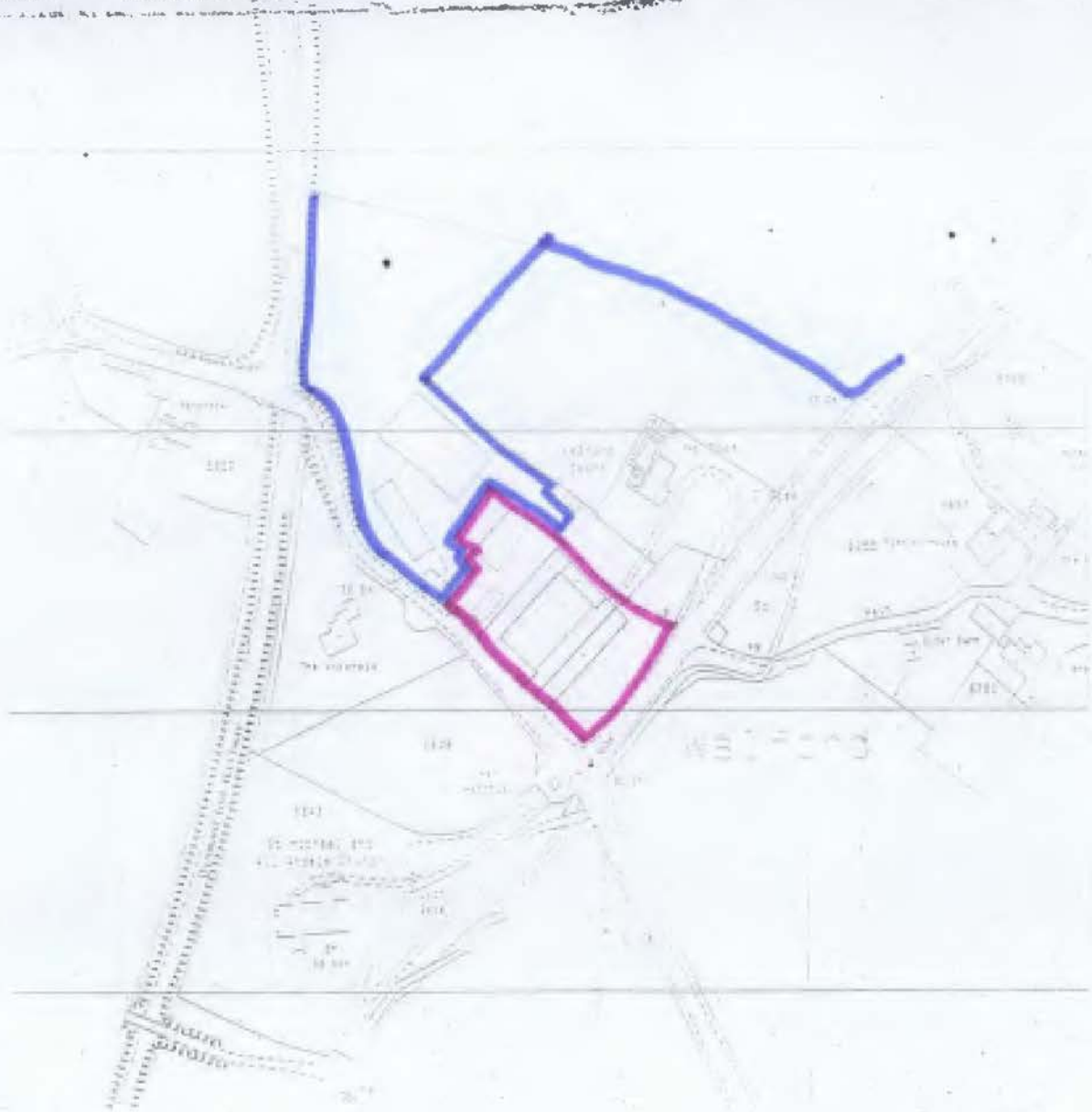


4/12/02 WALFORD COURT
CORRECTION TO APPLICANT'S
BLUE BOUNDARY ON SITE PLAN

AMENDED

PLAN RECEIVED ON: 25/11/02

SE 2002 / 3372 / F.



HEREFORD
PLANNING
DEVELOPMENT

25 NOV 2002

To: [REDACTED]
Ack'd [REDACTED]

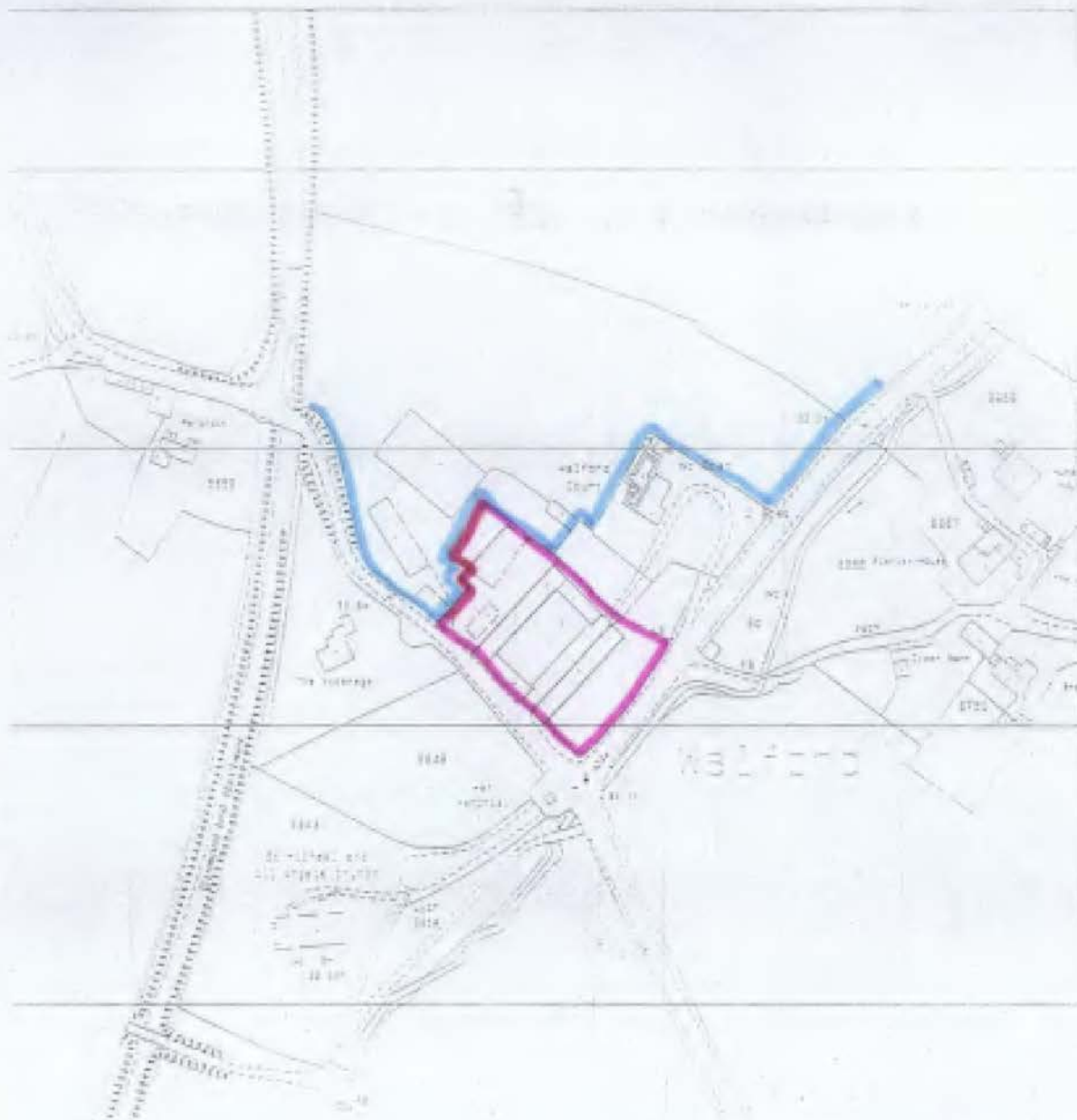
BARNs AT WALFORD COURT
WALFORD
ROSS-ON-WYE

SITE LOCATION PLAN

1:2500 OCT02 2026:01

Geoff Jones : Architect
53 Broad Street Ross-on-Wye
Herefordshire HR9 7DY
Phone & Fax : 01989 769073
geoffjonesarchitect@zoom.co.uk
COPYRIGHT

SEOZ/3372/F



BARNS AT WALFORD COURT
WALFORD
ROSS-ON-WYE

SITE LOCATION PLAN

1:2500 OCT02 2026:01

Geoff Jones : Architect
53 Broad Street Ross-on-Wye
Herefordshire HR9 7DY
Phone & Fax 01989 769073
geoffjonesarchitect@zoom.co.uk
COPYRIGHT

PLAN VIEW

[illegible][illegible]

SPECIFICATION.

FAHNS:
 1. 1996-2012
 2. 2000 LITERS (68.04 GALLONS) PER ANNUAL ACQUISITION OF 2000 LITERS
 3. MAX. CAPACITY 2000 LITERS. PROGRAM CAPACITY IS 1,000 LITERS MAX.

GROUNDWORK:

- [illegible]

PRECAUTIONS AGAINST THE COLLAPSE OF THE SIDES:

- BATTERED CAR STOPPED THE BOSS BACK TO A SAFE AREA IF AN ACCEPTABLE MEANS OF PREVENTING INTERLUDE THE BOSS WOULD STOP AT THE TYPE OF

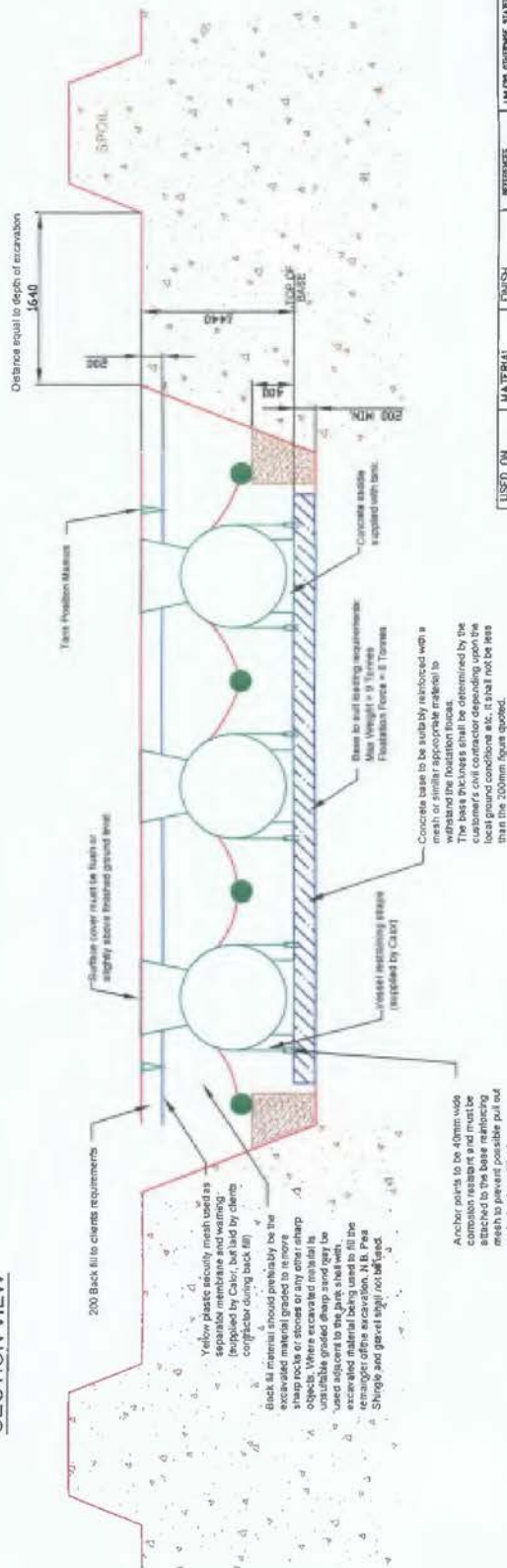
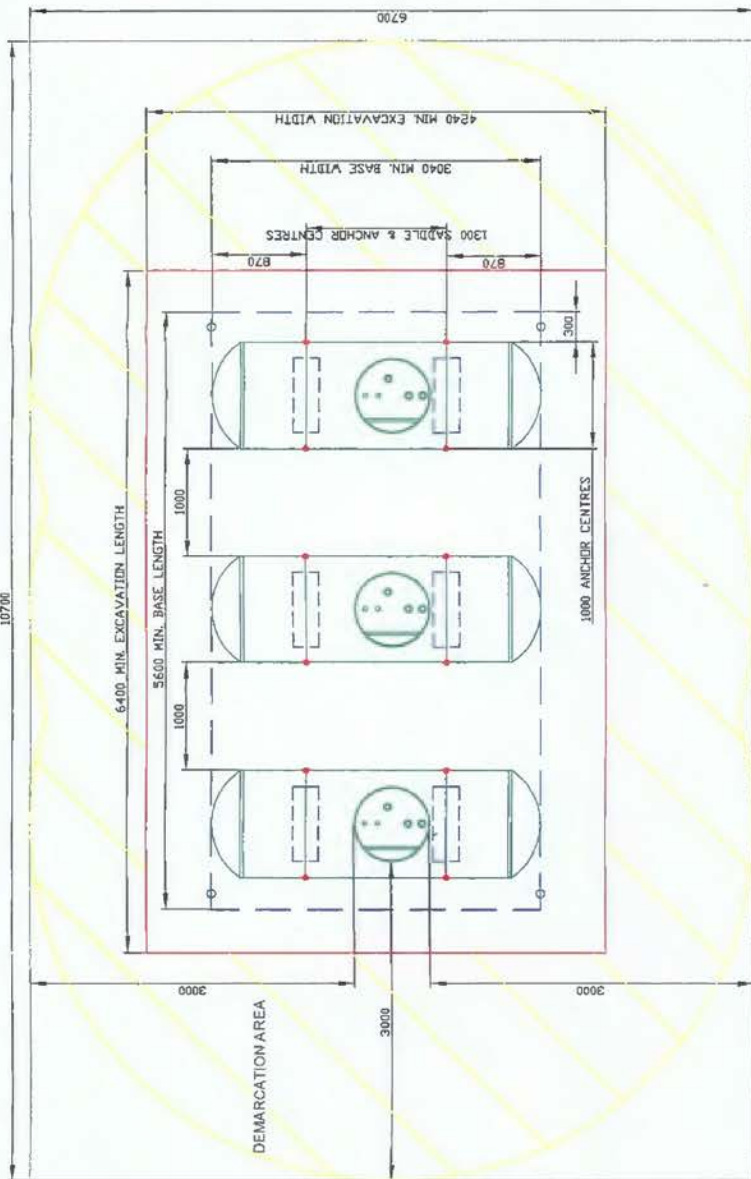
SAFETY DISTANCES:

1. In 1970, a large number of people were arrested in the United States for the same reason. What was it?

DEMARCATION AREA:

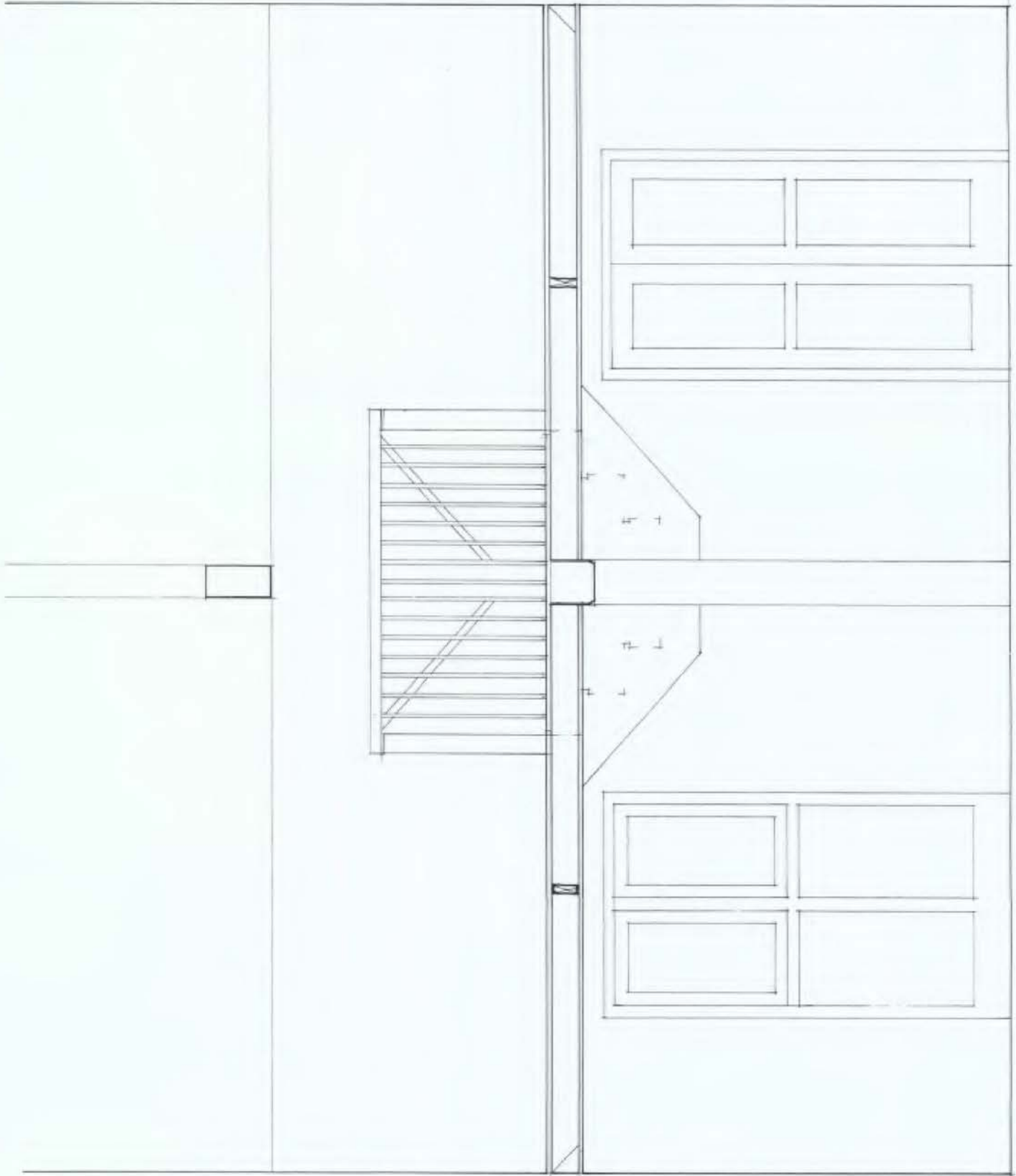
- [illegible]

SECTION VIEW

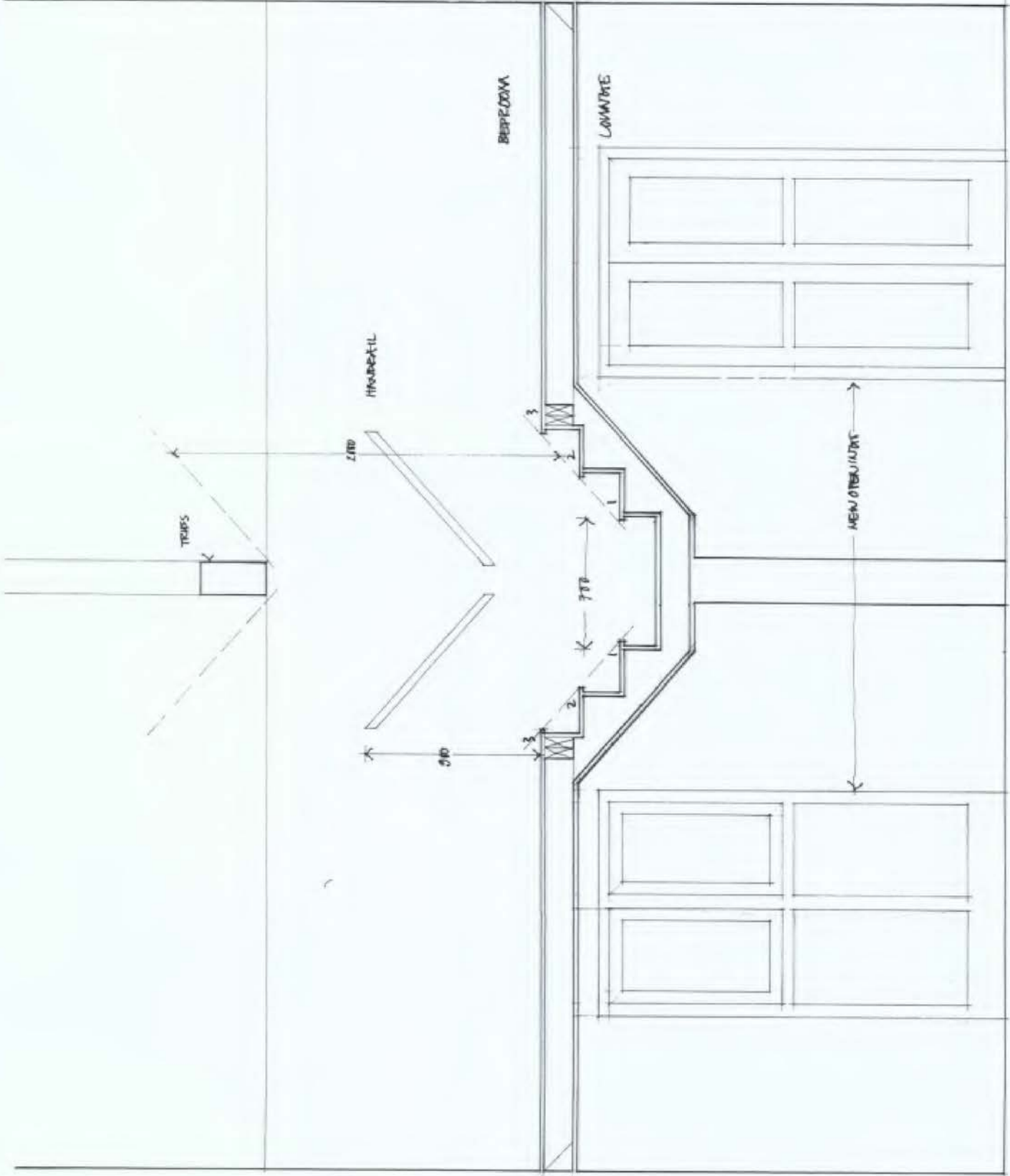


DATE	18-10-83
TRAIN	COUSE
THICK	
CHIPPED	
EXCAVATION DETAILS FOR THREE 2000 LITRE UNDERGROUND VESSELS	SCALE 1:50 DMS INIZ A3 DMS B
URG. NO.	18612
CALOR GAS	
Althaus Dijk Wijkse Gv24 BR	

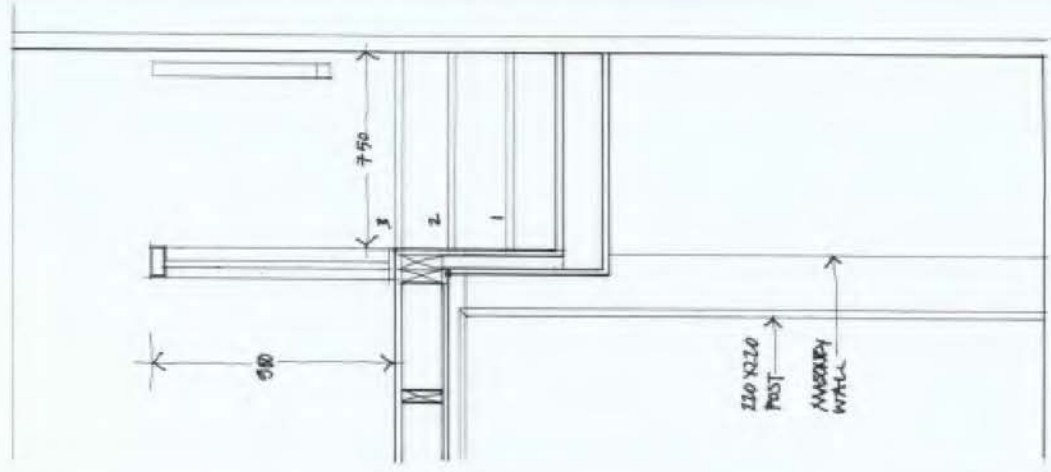
WNT 1+2
WNT 1+2
24 MAR 05
2026:26



LOKTA SEQUOIA ELEVATION



LONG SECTION



CROSS SECTION

WATFORD COLLEGE
 WATFORD 1+2
 2026/25
 24 MAR 03

WMT 1+2
WMTFB COURT
24 MAR 05

2026:24

