

Planning Statement



Planning Statement for
Re-placement stone access and hard standing
On Land West of The Wenslys
Howle Hill
Herefordshire
HR9 5SH

Contents

1. Introduction
2. Site details
3. Planning History
4. Development works
5. Drawings

1. Introduction

1.1. This Planning Statement has been prepared to accompany a retrospective full plans planning application to the Local Authority, Herefordshire County Council on behalf of Mr Tara Barnett (the applicant).

1.2 The retrospective planning application is submitted following correspondence and a site visit carried out by the Enforcement Officer of Herefordshire County Council. The correspondence dated 3rd February 2021 requests that an application is made to regularize matters in respect of re-surfacing of the field access.

1.3 The planning application deals with the re-surfacing of an existing stoned access with new stone finish to provide access to an existing field and to a previously granted football pavilion and its associated parking area.

1.4 The site area amounts to approximately 378 square metres of stoned entrance and hard standing. The existing gate and gateposts are retained without alteration.

1.5 This Statement is set out as follows:

- Section 2 – Site and surrounding area
- Section 3 – Planning History, constraints and land use
- Section 4 – Development works
- Section 5 – Conclusions
- Section 6 - Drawings

2. Site details and surrounding area

2.1 The land associated with the application is approximately 3.57 hectares (*highlighted and outlined in red in the image below*) however the developed area of the site only amounts to 378 square metres. The land is situated adjacent to The Wensleys, just south of Howle Hill, Herefordshire, HR9 5SH.

1.2 The planning application deals with the re-surfacing of an existing stoned access, with a new stone finish, to provide access to an existing field and to a previously granted football pavilion, football pitch and an associated parking area

1.3 The developed area amounts to approximately 378 square metres of stoned entrance and hard standing. The existing gate and gateposts are retained without alteration.

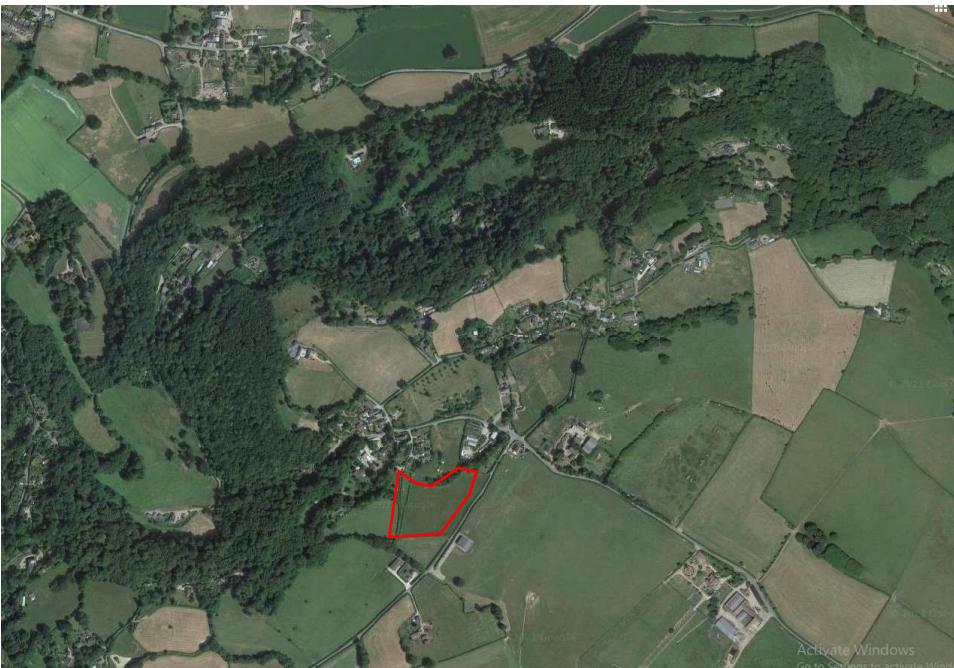


Image extract from Google maps 2021

3. Planning History, constraints and land use

3.1 Planning approval SH/86/0017/PF for 'Erection of changing quarters for football club' was granted 5th February 1986. This provision was constructed and therefore an extant permission exists for this site usage.

3.2 The changing quarters were in the form of a prefabricated construction and over the period of time the accommodation has fallen into disrepair. This structure or the associated historic use of the site as a football pitch however does not form part of this application, since the site has an established use.

3.3 As part of the implementation of the above planning approval, a stoned entrance, access and associated parking area was provided as evidenced when the surface grassed to the entrance area was removed. *See image below.*

3.4 As part of the implementation of the above approval utility services are provided to the football pavilion. *See image below.*

3.5 The area previously used as a football pitch appears to have lapsed and has in recent times been utilised for agricultural purposes.

3.6 The development area sits outside, but adjacent to Howle Hill Development Boundary, Within Wye Valley AONB & Howle Hill Local Wildlife Site.

3.7 The site is not at risk of flooding (river or surface water).

3.8 No Conservation Area or Listed Buildings are on the site or nearby.



Illustration indicating existing stoned area to entrance



Illustration indicating existing utility services provision (highlighted by blue circle)

4. Development Works

4.1 The works entail the removal of grass ground cover accumulated over a period of time to the existing stoned gate access and on site parking provision.

4.2 The works provide for reinstatement of a stoned entrance and parking area.

4.3 The existing gate and associated gate posts are retained as existing and remain unaltered.

4.4 The provision of hard standing to facilitate off-road parking.

4.5 A post and wire fence with associated gate, within the site confines, has been erected to form a pound area adjacent to and served by the stoned area. The type of cattle grazing on site requires regular and periodic (monthly) veterinary visits. The stoned area allows for veterinary vehicle parking and the pound area allows for the prevention of cattle escaping directly from the field to the public highway



Existing entrance



Re-placement stone entrance



On site post and wire fence to provide cattle pound area



Existing football changing rooms (dilapidated)

5. Conclusion

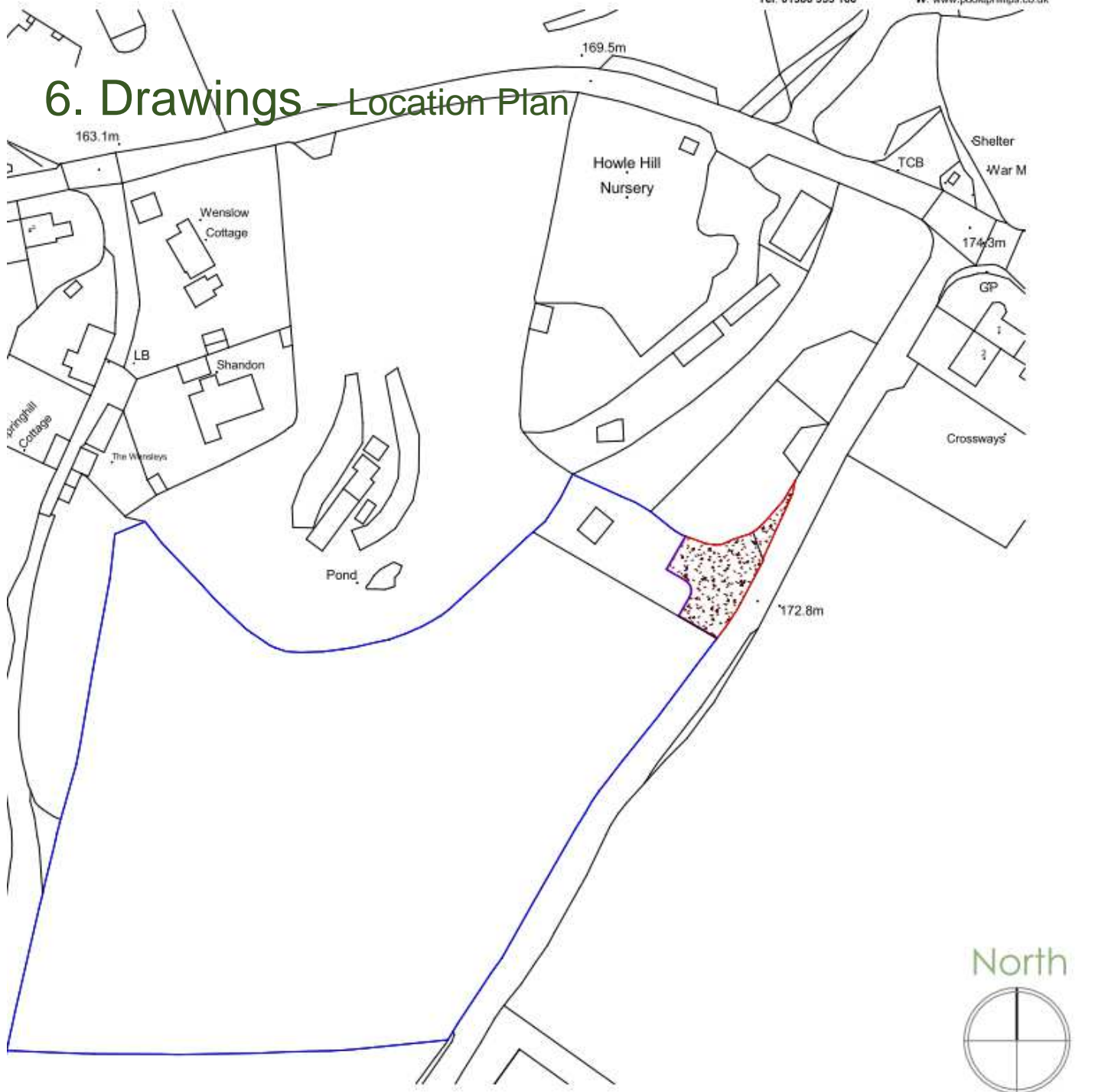
5.1 The development works undertaken are replacement works to reinstate a previous stoned access and parking area.

5.2 An extant planning permission exists for the site.

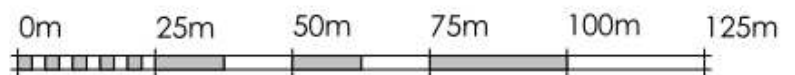
5.3 The development works include for parking off the public highway to prevent 'blocking' of the roadway with veterinary vehicles and this provision thus maintains the safety of the public highway.

5.4 It is recognised the site sits on the edge of Wye Valley AONB area however the works are ground cover only with no three dimensional mass and thus would have no visual impact. The works, by reinstatement and improvement, would preserve and enhance its setting

6. Drawings – Location Plan



Site existing Location Plan
1 : 1250



VISUAL SCALE 1:1250 @ A4

6. Drawings – Detailed Site Block Plan

