

**From:** gareth [<mailto:gareth@inklinesltd.co.uk>]  
**Sent:** 04 February 2019 10:08  
**To:** Lewis, Adam (Planning) <[Adam.Lewis@herefordshire.gov.uk](mailto:Adam.Lewis@herefordshire.gov.uk)>  
**Subject:** RE: 183791 - Stormer Hall

Adam.

Hope this is what you require.

Yours Faithfully.

Gareth C.Davies.  
Inklines Ltd.  
01588-640099.  
07899-961920.

**From:** Lewis, Adam (Planning) [<mailto:Adam.Lewis@herefordshire.gov.uk>]  
**Sent:** Monday, February 4, 2019 9:17 AM  
**To:** gareth <[gareth@inklinesltd.co.uk](mailto:gareth@inklinesltd.co.uk)>  
**Subject:** RE: 183791 - Stormer Hall

Hi Gareth,

Thanks for this. Could you also update the amended 1:500 site plan which you sent over previously (attached) with the correct splays and highways information? When this has been received we will have a comprehensive set of plans and I will be able to go out to a full-consultation.

Thanks

Adam

**Adam Lewis**  
Senior Planning Officer  
Development Management | Herefordshire Council | Council Offices | Plough Lane |  
Hereford | HR4 0LE  
Tel | 01432 383789  
E mail | [adam.lewis@herefordshire.gov.uk](mailto:adam.lewis@herefordshire.gov.uk)

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**From:** gareth [<mailto:gareth@inklinesltd.co.uk>]  
**Sent:** 01 February 2019 19:52

**To:** Lewis, Adam (Planning) <[Adam.Lewis@herefordshire.gov.uk](mailto:Adam.Lewis@herefordshire.gov.uk)>

**Subject:** RE: 183791 - Stormer Hall

Hi Adam.

Following on from your email this morning I attach an amended site plan which shows the visibility from the existing access. This plan shows images of the site & demonstrates good visibility in both directions. The visibility to the south can achieve in excess of 215m due to the road shape & the visibility in the north direction is 181m.

I have also shown that the internal road will be a minimum of 3.5m wide & the development will have enough parking spaces & cycle storage for each barn. Of course the development has been reduced from 6 units to 5 which will mean a reduction in the traffic requirement.

Thank you for your comments on this & please let me know if you need any further assistance at this time.

Yours Faithfully.

Gareth C.Davies.  
Inklines Ltd.  
01588-640099.  
07899-961920.

**From:** Lewis, Adam (Planning) [<mailto:Adam.Lewis@herefordshire.gov.uk>]

**Sent:** Friday, February 1, 2019 8:51 AM

**To:** @gareth <[gareth@inklinesltd.co.uk](mailto:gareth@inklinesltd.co.uk)>

**Subject:** RE: 183791 - Stormer Hall

Hi Gareth,

Thanks for these.

Reviewing the plans, I assume the '90000' Y distance referred to on the splay drawing should be 90m? If so, are you sure that this is correct? 90m would fall significantly below the required standard for a road where the national speed limit applies, and from my visit and photos of the site I would have thought the available visibility was much higher than this. Perhaps you could confirm whether measurement is correct before I send to our highways engineer, as I anticipate their response to a 90m splay will not be positive.

Thank you also for the statement regarding past uses, I will forward this on to the relevant colleague. So you are aware, I have also heard back from the Environmental Health Officer for noise and nuisances, and she has not offered any adverse comments regarding the proximity of the barns to be converted to ongoing agricultural uses in terms of safeguarding residential amenity.

Best regards

**Adam Lewis**

Senior Planning Officer

Development Management | Herefordshire Council | Council Offices | Plough Lane |

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Tel | 01432 383789

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**From:** gareth [<mailto:gareth@inklinesltd.co.uk>]

**Sent:** 31 January 2019 19:46

**To:** Lewis, Adam (Planning) <[Adam.Lewis@herefordshire.gov.uk](mailto:Adam.Lewis@herefordshire.gov.uk)>

**Subject:** RE: 183791 - Stormer Hall

Hi Adam.

Sorry not reply to this e-mail straight away.

I am happy for you to amend the application description to be for 5 units rather than the 6 originally stated.

In connection with the highways comments I have attach an amended site plan which I trust deals with these points.

I also attach a statement about the history of the barns as far as known in connection with the environmental health officer comments.

In connection with the proposed openings on barn 1 these are needed to allow natural light into the proposed rooms. The change in the fenestration of this barn is very different from the original with the removal of windows, the ground floor projection to the breakfast room & the first floor balcony. There is some scope to possibly change the size of these new openings but I will wait until you have discussed this with Building Conservation.

Look forward to hearing from you soon.

**Yours Faithfully.**

Gareth C.Davies.

Inklines Ltd.

01588-640099.

07899-961920.

**From:** Lewis, Adam (Planning) [<mailto:Adam.Lewis@herefordshire.gov.uk>]  
**Sent:** Monday, January 28, 2019 3:28 PM  
**To:** gareth <[gareth@inklinesltd.co.uk](mailto:gareth@inklinesltd.co.uk)>  
**Subject:** RE: 183791 - Stormer Hall

Dear Gareth,

Thanks for your email. I have not formally registered the amended plans for re-consultation yet, but I have had a quick review myself and would comment as follows.

The amendments to the design of each unit appear to be largely in line with the changes sought by Building Conservation. There are however a few areas where requested changes have not been made, for instance in relation to the openings to the rear of unit 1, and I will get comments from our HBO on this in due course. I also note the changes to Barn 6, and can confirm I am happy to support the rebuilding of this on the basis it will be for ancillary uses only and that it will host the required bat mitigation measures. Both of these will be secured by condition.

With the scheme now being revised down to five units, I would be grateful if you could please confirm in writing that you are happy for me to amend the proposal description to this effect.

As discussed previously, our highways engineer has sought clarification and amendments with regards to visibility at the existing access, the width of the access road and the location of parking for the new units. These comments are attached for information. Reviewing the amended plans and statement however it does not appear that these points have been addressed, and I would ask this is done before I formally accept and consult upon the amended plans. Additional information in relation to visibility splays achievable from the access with a 2.4m set back in particular should be provided, alongside a detailed plan for the access road showing that it can be widened to a suitable level. In this regard you should note that with the proposal now being for 5 units rather than 6, the minimum width would now be 3.5m (as opposed to the 4.5m referred to in the initial comments from the highways engineer).

The Environmental Health Officer has also requested that a brief statement is provided outlining the history of the barn's uses. This is towards the consideration of potential contamination issues, and where appropriate details of any past storage of pesticides/fuels/oils and vehicle repair operations that may have taken place should be included.

So you are aware, I am also currently awaiting comments from another colleague in environmental health regarding the proximity of ongoing agricultural uses and the potential impact this would have upon residential amenity of the barn conversions. I will let you know when this has been received.

Best regards

**Adam Lewis**

Senior Planning Officer

Development Management | Herefordshire Council | Council Offices | Plough Lane |  
Hereford | HR4 0LE

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**From:** gareth [<mailto:gareth@inklinesltd.co.uk>]  
**Sent:** 25 January 2019 08:14  
**To:** Lewis, Adam (Planning) <[Adam.Lewis@herefordshire.gov.uk](mailto:Adam.Lewis@herefordshire.gov.uk)>; Shannon, Hugh <[hugh.shannon@herefordshire.gov.uk](mailto:hugh.shannon@herefordshire.gov.uk)>  
**Subject:** FW: 183791 - Stormer Hall

Hi Adam.

In connection with the above application I have now made amendments to the plans as suggested by yourself & Hugh Shannon of Building Conservation & I attach these amended plan as well as the amended Design & access statement.

In connection with Barn 6 this has now been redesigned as ancillary accommodation for use by two of the other converted barns. The building will have the existing East wall retained with new walls built to support a pitched roof. As described by the Conservation officer this former building does give "historical building perspective" & further explains that "some sort of re-instatement will be beneficial to the understanding of the history of the site & context in which the surviving buildings originally functioned".

With this in mind the proposal is to rebuild this structure & split it between barns 2 & barns 3 to be used as a garden room of other flexible works space. It will only be used as ancillary accommodation & it shall **not** be used as a separate independent dwelling.

It should also be noted that the ecologists have recommended that the proposed roof structure is used as a bat loft to accommodate the bat population that exist on the site.

I will need to send the amended ecology plan & amended Design & access statement in a separate email. I trust that this information is of use in your deliberations on this application & if you need further information please do not hesitate to contact me.

Gareth C.Davies.  
Inklines Ltd.  
07899-961920.

**From:** Lewis, Adam (Planning) [<mailto:Adam.Lewis@herefordshire.gov.uk>]  
**Sent:** Tuesday, January 15, 2019 4:17 PM  
**To:** [gareth@inklinesltd.co.uk](mailto:gareth@inklinesltd.co.uk)  
**Subject:** 183791 - Stormer Hall

Good Afternoon Gareth,

Further to our conversation earlier today, I would be grateful if you could please confirm your agreement to an extension of time until 8<sup>th</sup> of March to account for amended plans/re-consultations.

Best regards

**Adam Lewis**

Senior Planning Officer

Development Management | Herefordshire Council | Council Offices | Plough Lane |  
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