

From: Alexandra Freeman <[REDACTED]>
Sent: 16 September 2022 15:09
To: Neilson, Matthew <Matthew.Neilson@herefordshire.gov.uk>
Subject: Re: Application for Class Q Prior Approval update at Barn at Whitmans Hill Farm (222580)

Dear Matt,

Thank you for your note - and for letting me know that the farm is actually within an AONB! I didn't know that!

Since we cannot apply via Class Q then yes, please withdraw the application from Class Q and refund the fee, and we shall resubmit it.

Alex

On 16/09/2022 12:13, Neilson, Matthew wrote:
Good Afternoon Dr Freeman,

I have begun assessing your application and note that the site lies within the Malvern Hills AONB and as such the proposed conversion does not accord with the criteria set out within 'The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) – Schedule 2, Part 3, Class Q'.

In this case section 'j' of Part 3, Class Q states that "Development is not permitted by Class Q if the site is on article 2(3) land.

For clarification, article 2(3) land is any land on or comprising any of the following:

1. an area designated as a **conservation area** under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (designation of conservation areas)
2. an area of outstanding natural beauty (**AONB**)
3. an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981 (enhancement and protection of the natural beauty and amenity of the countryside)
4. the **Broads**
5. a **National Park**
6. a **World Heritage Site**

As the property in question lies within the Malvern Hills AONB it fails this part this criteria.

I therefore recommend that the application be withdrawn and that a separate planning application be made for the conversion of a redundant building to a dwelling.

If you have any further questions please don't hesitate to contact me. Please note that I will be on leave next week but I am happy to discuss this further upon my return.

Should you wish to confirm the withdrawal of the application I can process this today.

I look forward to hearing from you soon.

Kind regards,

Matt.

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