

DELEGATED DECISION REPORT

APPLICATION NUMBER

222155

Land south of Sheepcote Farm, Clifford, Hereford, HR3 5HU

CASE OFFICER: Ms Laura Smith

**Relevant Development
Plan Policies:**

Herefordshire Local Plan – Core Strategy (CS) Policies:

SS1 Presumption in favour of sustainable development

SS6 Environmental quality and local distinctiveness

LD1 Landscape and townscape

SD1 Sustainable design and energy efficiency

MT1 Traffic management, highway safety and promoting active travel

Clifford Neighbourhood Development Plan

Is currently at examination stage therefore carries significant weight in decision making

National Planning Policy Framework (NPPF):

Chapter 10 Supporting high quality communications

Chapter 15 Conserving and enhancing the natural environment

Relevant Site History: Various

CONSULTATIONS

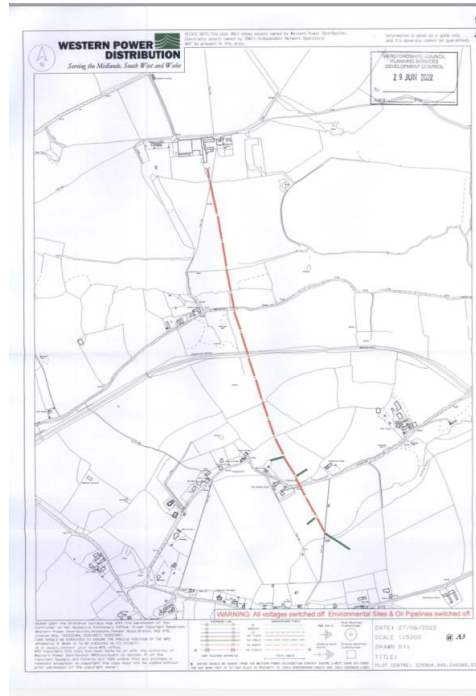
	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	X	X			
Local Member	X	X			

PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

The application is submitted on behalf of Western Power Distribution and proposes to install a three phase supply by upgrading the existing overhead line by installing an

extra wire, with no change to pole heights or route of the existing overhead line on land south of Sheepcote Farm, Clifford, Herefordshire.



Proposed Plans

Representations:

Parish Council – No response received

Local member – No response received from initial consultation

Pre-application discussion:

N/A

Constraints:

Listed Building – Adj Grade II
Contaminated Land
PROW
Flood Zone 2 & 3
Surface Water
SSSI Impact Zone
NE Priority Habitat

Aquifer Secondary A
Ancient Woodland – Adj

Appraisal:

The completed copies of the relevant form are attached. The appraisal will be discussed in relation to both national and local planning policy, with respect to the National Planning Policy Framework (NPPF) and the Herefordshire Local Plan: Core Strategy (CS).

The proposed works are relatively modest in nature and will have only a very minor impact on the visual appearance, given that there is already existing power lines. Accordingly, the works would not have any lasting adverse impact on the wider landscape or visual amenity and would be pursuant to HCS Policy LD1.

The application does not breach national and local planning policy, so there are no objections from a planning policy perspective. In light of the preceding appraisal, the local planning authority have no objection to this proposal.

RECOMMENDATION: The CERTIFICATE to be completed by or on behalf of the Council should be as follows –

- (i) does not object for the proposed development detailed above to be undertaken under the exemptions laid down in the Overhead Lines (Exemption) (England and Wales) Regulations 2009**
- (ii) does not wish the Secretary of State to consider the application using the full section 37 process under the Electricity Act 1989**



Signed:

Dated: 4.8.22

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT

☐

REFUSE

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Signed:



..... Dated: 8 August 2022

Is any redaction required before publication? No