

DELEGATED DECISION REPORT

APPLICATION NUMBER

212655

Former coach park, Symonds Yat West, Herefordshire, HR9 6BJ

CASE OFFICER: Mrs G Webster

DATE OF SITE VISIT: October 2021

**Relevant Development
Plan Policies:**

Herefordshire Local Plan – Core Strategy

Policies:

SS1 – Presumption in favour of sustainable development

SS2 – Delivering new homes

SS4 – Movement and transportation

SS6 – Environmental quality and local distinctiveness

RA2 – Housing in settlements outside Hereford and the market towns

MT1 – Traffic management, highway safety and promoting active travel

LD1 – Landscape and townscape

LD2 – Biodiversity and geodiversity

LD3 – Green infrastructure

SD1 – Sustainable design and energy efficiency

SD3 – Sustainable water management and water resources

SD4 – Waste water treatment and river water quality

**Whitchurch and Ganarew Neighbourhood Development Plan
– Made 11th October 2019 – full weight**

Policies: WG1; WG2; WG5; WG7; WG8; WG14; WG15; WG21

NPPF

Relevant Site History:

SE2000/2901/F – Erect two blocks of additional guest accommodation – approved

CONSULTATIONS

	Consulted	No Response	No objection	Qualified Comment	Object
Parish Council	X				X
Transportation	X				X
Ecologist	X	X			
Welsh Water	X		X		

Press/ Site Notice	X			1 - X	9 - X
Local Member	X			X	

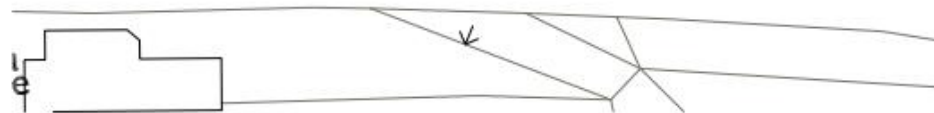
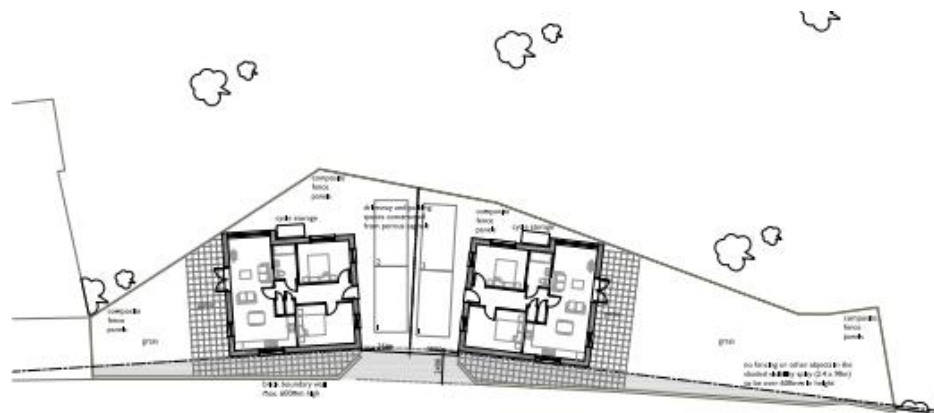
PLANNING OFFICER'S APPRAISAL:

Site description and proposal:

The site is to the south of the property known as Tivoli and is a former coach park. The site is to the east of the B4164 from Old Wharf Lane to Symonds Yat West road. The site is downhill of the road and ground levels fall away towards the east. The site is 13 metres in depth at its deepest point but the majority of the site is less than 10 metres deep. The site is 58m in length along the roadside.

There are a number of tall mature trees and shrubs along the eastern boundary.

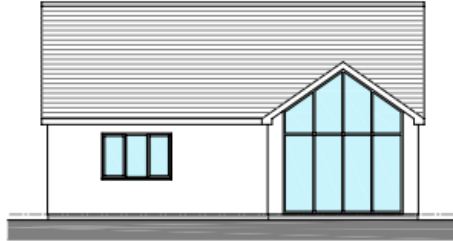
The proposal seeks full planning permission for two detached dwellings, with two car parking spaces off the road in the centre of the site between the two dwellings. The dwellings will be a simple, 2.no bedroom, single storey structures with painted render under blue/black slate roof.



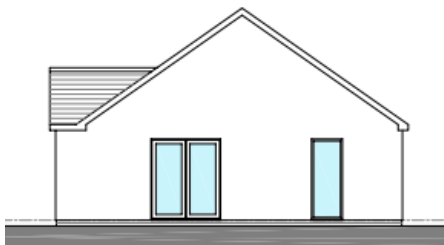
SITE PLAN - AS PROPOSED



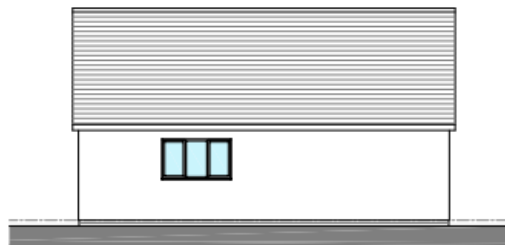
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Plot 1 (Plot 2 is handed)

Representations:

Whitchurch and Ganarew Parish Council - There is no essential functional need for these dwellings and this has not been demonstrated in the application. They are in a non sustainable location with no access to public transport. The siting mass and design of the dwellings is not sympathetic to the local area character. The application has not shown that the dwellings will not be to the detriment of the local biodiversity and the application does not conserve or enhance the local landscape and the scenic AONB. The application will be detrimental to the local road infrastructure. It is the opinion of the PC that the application is therefore contrary to policies wg1 wg2 wg3 wg5 wg7 wg8 wg14wg15 of the PC Neighbourhood Development Plan also policies ss1 ss6 sd1 sd3 sd4 and ra2 and ld1 and ld2 of the Herefordshire Local Plan.

Transport -Further information needs to be provided

1. Details regarding the site elevation and implications on the build of the site and parking provision. What are the implications of the build on the highway?
2. Visibility splays need to be provided the gates shown on the plan will not be supported instead of proper visibility splays.
3. Implications of the vehicle movements on the highway network needs to be assessed.
4. Cycle storage needs to be provided.

Without the above being provided and reviewed this application cannot be supported

Further comments following additional information dated 29/11/2021

The site does not provide any turning area, therefore vehicles will be required to reverse on the highway. A vehicles should enter and exit the highway in a forward motion, this site is not big enough to

allow vehicles to undertake these manoeuvres. The issue with the parking on site is especially highlighted during the construction process. Whilst the gates have now been removed and visibility splays provided this does not prevent vehicles reversing in or out of the site.

The site also does not provide any cycle parking.

It should be noted that Welsh Government documents should not be provided to support an application as they have no weight in this area.

With the comments highlighted above, HC cannot look to support this application as it does not meet HC Core Strategy policy MT1 and SS4.

Welsh Water - SEWERAGE

We can confirm capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development site.

We can advise that Goodrich WwTW does not have a phosphate permit. This matter will need to be considered further by the local planning authority.

ASSET PROTECTION

The proposed development site is crossed by a public sewer with the approximate positions being marked on the attached Statutory Public Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No part of any building will be permitted within 3 metres either side of the centreline of the 150mm public sewer.

Our strong recommendation is that your site layout takes into account the location of the assets crossing the site and should be referred to in any master-planning exercises or site layout plans submitted as part of any subsequent planning application. Further information regarding Asset Protection is provided in the attached Advice & Guidance note.

Surface Water Drainage

With respect to the disposal of surface water flows from the proposed development, the developer is required to explore and fully exhaust all surface water drainage options outlined under Sections 3.2 and 3.4 of Part H of the publication 'Building Regulations 2000. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to watercourses in liaison with the Land Drainage Authority, Natural England and/or the Environment Agency

9 letters of objection have been received raising the following comments:

- Will have an impact upon the visual amenity of the area
- Impact upon the Wye Valley AONB
- Other houses in this area are set below the road and not in full sight
- Will be totally out of character with the surrounding area
- Parking on site is poorly designed, very narrow lane for manoeuvring
- Cannot take more development in the area
- Roads under extreme pressure
- Not been a former coach park for over 20 years and nature has reclaimed the site
- Issues for emergency services around this area due to parking on the roadside, particularly trying to get up Ashes lane
- Parking layout will increase chance of RTAs due to having to reverse out of the site onto the road
- Insufficient parking on site

- Overcrowding the village
- Could open floodgates for further development on greenfield in the area
- The plots sizes are too small
- No footways on the road and lots of pedestrians and cyclists along here where the cars would be reversing out from
- Issues with construction traffic

One letter of general comments received:

- Agree 2 bungalows could be built here
- However concerns over the band of leylandii trees as this would remove light for new dwellings and cause foundation issues
- The materials should be local stone to blend in with the local vernacular
- The proposed brick wall at the front should be stone not brick

Local Member updated via email

Pre-application discussion:

N/A

Constraints:

Wye Valley AONB
Article 4 Directive
NE priority Habitat to west of the site
SSSI impact Zone
PROW nearby

Appraisal:

Policy context and Principle of Development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states as follows:

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) (the 2012 Regulations) and paragraph 33 of the National Planning Policy Framework requires a review of local plans be undertaken at least every five years in order to determine whether the plan policies and spatial development strategy are in need of updating, and should then be updated as necessary. The Herefordshire Local Plan Core Strategy was adopted on 15 October 2015 and a review was required to be completed before 15 October 2020. The decision to review the Core Strategy was made on 9th November 2020. The level of consistency of the policies in the local plan with the NPPF will be taken into account by the Council in deciding any application

In this instance the adopted development plan is the Herefordshire Local Plan – Core Strategy (CS) and the ‘made’ Whitchurch and Ganarew Neighbourhood Development Plan (NDP). The NPPF is also a significant material consideration.

The legal framework for AONBs in England and Wales is provided by the Countryside and Rights of Way Act (CROW) 2000 which reaffirms the primary purpose of AONBs: to conserve and enhance natural beauty, and sets out responsibilities for their management. In particular relevance to the appeal are the following section –

Section 82 reaffirms the primary purpose of AONBs: to conserve and enhance natural beauty. Section 84 confirms the powers of local authorities to take appropriate action to conserve and enhance the natural beauty of AONBs.

Section 85 places a duty on all public bodies and statutory undertakers to ‘have regard’ to the ‘purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty.’

Core Strategy policy SS6 describes proposals *should conserve and enhance those environmental assets that contribute towards the county’s distinctiveness, in particular its settlement pattern, landscape, biodiversity and heritage assets and especially those with specific environmental designations.*

Policy SS6 then states in its list of criteria states *Development proposals should be shaped through an integrated approach and based upon sufficient information to determine the effect upon landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty.*

Core Strategy policy LD1 criteria requires new development must achieve the following:

- demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, including protection and enhancement of the setting of settlements and designated areas;
- conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, through the protection of the area’s character and by enabling appropriate uses, design and management

Policy RA2 states that housing proposals will be permitted in settlements such as Whitchurch where the following criteria are met:

1. Their design and layout should reflect the size, role and function of each settlement and be located within or adjacent to the main built up area. In relation to smaller settlements identified, such as Symonds Yat (West), proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement and/or they result in development that contributes to or is essential to the social well-being of the settlement concerned;
2. Their locations make best and full use of suitable brownfield sites wherever possible;
3. They result in the development of high quality, sustainable schemes which are appropriate to their context and make a positive contribution to the surrounding environment and its landscape setting; and
4. They result in the delivery of schemes that generate the size, type, tenure and range of housing that is required in particular settlements, reflecting local demand.

Core Strategy Policy SD1 – *Sustainable design and energy efficiency* states Development proposals should create safe, sustainable, well integrated environments for all members of the community. In conjunction with this, all development proposals should incorporate the following requirements:

- ensure that proposals make efficient use of land - taking into account the local context and site characteristics,
- new buildings should be designed to maintain local distinctiveness through incorporating local architectural detailing and materials and respecting scale, height, proportions and massing of surrounding development. while making a positive contribution to the architectural diversity and character of the area including, where appropriate, through innovative design;
- safeguard residential amenity for existing and proposed residents;
- ensure new development does not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination, land instability or cause ground water pollution;
- create safe and accessible environments, and that minimise opportunities for crime and anti-social behaviour by incorporating Secured by Design principles, and consider the incorporation of fire safety measures

National Planning Policy Framework

The NPPF has 'sustainable development' central to planning's remit and objectives. The NPPF also seeks positive improvements in the quality of the built, natural and historic environment and in regards people's quality of life. The National Planning Policy Framework has been considered in the assessment of this application. The following sections are considered particularly relevant:

- 2. Achieving sustainable development
- 5. Delivering a sufficient supply of homes
- 11. Making effective use of land
- 12. Achieving well-designed places
- 15. Conserving and enhancing the natural environment
- 16. Conserving and enhancing the historic environment

Paragraph 11 of the Framework sets out the presumption in favour of sustainable development. For decision-taking this means where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies of the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

NPPF Paragraph 126 states *The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.* Paragraph 130 outlines Planning decisions should ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Policies specific to protected landscapes (including AONBs) are detailed at paragraph 176 and states *Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty. The scale and extent of development within these designated areas should be limited.*

Policy WG2 of the Whitchurch and Ganarew NDP states: “Development Strategy of the NDP states that: *Whitchurch will be the focus for most housing development during the Plan period although Symonds Yat West will receive a proportionate amount of new housing.... There will be an emphasis on conserving and enhancing the landscape quality, character and beauty of the Wye Valley AONB. The accommodation of development to meet the needs of the Parish and contribute to County requirements will be based upon the following approach: b) A settlement boundary is defined for Symonds Yat West within which infilling may take place where this matches the scale and form of the settlement and is designed both to fit sensitively into the landscape and result in the enhancement of the natural and historic environment.*”

Policy WG3 states: “*Within the settlement boundary, infilling will be permitted where it meets appropriate design and other criteria set out within relevant policies contained within this plan, (in particular, WG7 and WG8) and also addresses policies set out in Herefordshire’s Local Plan Core Strategy*”.

Further Policy WG5 states:

“A Settlement boundary is defined for Symonds Yat West. Proportionate housing growth may take place within this boundary that will be restricted to developments which reflect the historic character of development, respects the landscape form and features along the north east facing valley slopes, and result in enhancements to the environment. The emphasis will be upon maintaining the settlement pattern of the predominant landscape character area. Proposals should:

- a) Comprise individual dwellings or small terraces close to road frontages that reflect the form and massing found within the settlement with no development in depth or new clustered groups of houses.*
- b) Utilise clearly perceptible infill plots when viewed in relation to the character of the frontage, bearing in mind the grain, rhythm and density that predominates in that particular part of the settlement.*
- c) Ensure dwellings are of an appropriate size to reflect wayside cottages and dwellings within small holdings.*
- d) Retain small fields and deciduous woodlands.*
- e) Not result in the loss of the small-scale enclosure pattern.*
- f) Ensure tree and hedgerow-cover is retained, especially through the use of Tree Preservation Orders in relation to trees.*
- g) Be capable of being accommodated upon the narrow lane network and not result in the need for them to be widened, although, where appropriate and necessary, providing new or improved passing spaces”.*

Other Relevant Material Planning Policies

The Wye Valley AONB Management Plan is a material consideration in the assessment of this application. The Wye Valley AONB Management Plan 2015 – 2020 sets out activities and pressures in the AONB, including those in relation to housing and the built environment. Pressures on the AONB include development located in places that are dependent on car use and unsympathetic and standardised designs of much modern housing. Positive impacts that new development has on the AONB are places for people to live and work in or near the spectacular landscapes of the AONB, facilitating appreciation of special qualities of the AONB. Negative impacts that development has on the AONB are poor design of buildings and curtilages that can detract from landscape character, e.g. urbanising rural areas. The following policies are particularly applicable to this assessment –

WV-D2 – Encourage and support high standards of design, materials, energy efficiency, drainage and landscaping in all developments, including Permitted Development, to ensure greater sustainability and that they complement and enhance the local landscape character and distinctiveness including scale and setting and minimise the impact on the natural environment. *[see also WV-L3, WV-D4, WV-U1, WV-U3, WV-T2, WV-S4 and WV-P5]*

WV-D3 – Resist inappropriate development which will create a persistent and dominant feature out of keeping with the landscape of the AONB and/or if it damages Special Qualities in the AONB, including through high levels of noise and/or light pollution or any SAC, SPA or Ramsar site or other sites designated as environmentally important. *[see also WV-L3, WV-F3, WV-U1, WV-U3, WV-T2 and WV-S4]*

Core Strategy Policy RA2 states that In relation to smaller settlements identified in fig 4.15 proposals will be expected to demonstrate particular attention to the form, layout, character and setting of the site and its location in that settlement. I find the application site to be contrary to RA2 as the siting of the dwelling appears to be cramped and seen as overdevelopment of the site.

The site is located within the settlement boundary and would be considered as an infill plot. However, Policy WG3 states that infill plots will need to ensure that the development meets appropriate design and other criteria set out in the NDP and Core Strategy. Within the Policy justification it states infills can occur within the settlement boundary; *‘provided it can be designed to fit sensitively into the village street-scene and meet several other requirements.’*

The surrounding properties all have spacious gardens to either side and provide significant frontage to the road. This property would be at odds with the existing streetscene as it would not provide that positive frontage and therefore would be contrary to NDP policies WG2, WG3 and WG5, as it would not *“fit sensitively into the landscape and result in the enhancement of the natural and historic environment.”*

The form and layout would be contrary to the existing dwellings and layouts along the B4164. Therefore I conclude that the development of this site would be contrary to Core Strategy Policy RA2 and Whitchurch and Ganarew NDP policies WG2 and WG5

The site is located within the Wye Valley AONB. Policy LD1 of the Core Strategy states, *Developments should seek to: Conserve and enhance natural, historic and scenic beauty of important landscapes and features, including Areas of outstanding Natural Beauty... through the protection of the areas character and by enabling appropriate uses, design and management.’*

Policy WG14 of the W&GNBP mirrors these requirements setting out that; *Within the Wye Valley AONB, development should not harm the character or scenic beauty of the “landscape, its wildlife or*

cultural heritage and the settings of its settlements. These should be conserved or enhanced.” This proposal fails to conserve or enhance the landscape and scenic beauty of the Wye Valley Area of Outstanding Beauty, by virtue of its unacceptable siting and layout diminishing the existing setting and character of the area, the overall design is very simplistic and does not seek to add further value and interest to the area and to the Wye valley Area of outstanding Natural Beauty and is therefore contrary to both Core Strategy Policy LD1 and W&GNPD policy WG14.

Ecology

Policy SD3 of the Core Strategy states that measures for sustainable water management will be required to be an integral element of new development in order to reduce flood risk, avoid an adverse impact on water quality, protect and enhance groundwater resources and to provide opportunities to enhance biodiversity, health and recreation and will be achieved by many factors including developments incorporating appropriate sustainable drainage systems to manage surface water. Policy SD4 goes on to state that in the first instance developments should seek to connect to the existing mains wastewater infrastructure.

The site falls within the River Wye SAC catchment and within the Wye Valley Woodlands SAC and so a Habitat Regulation Assessment process is triggered. The initial Habitat Regulations Screening Assessment identifies foul water and surface water as ‘likely significant adverse effects’. The applicant has indicated in their application that foul water will discharge to the mains drainage and surface water will outfall to on site soakaway. No surface water drainage scheme has been supplied with the application therefore it cannot be concluded that ‘no likely significant effect’ can be reached. In addition, the site is very constrained to allow sufficient drainage, not only due to the limited size and steep slope away from the site but also with the potential for slow drainage rates to occur increasing potential run off. Therefore, this proposal is considered contrary to Policies SD3, SD4 and LD2.

Core strategy Policy LD2, states that development proposals should conserve, restore and enhance the biodiversity and geodiversity assets of Herefordshire. This includes the retention and protection of nature conservation sites and habitats, and important species in accordance with their status.

The potential for local bat foraging in the local area is high, and the site is within 1km of the Wye Valley Woodlands SAC (Upper Wye Gorge SSSI), and so falls within the Core Sustenance Zone for Lesser Horseshoe bats.

The proposal could impact protected species (Lesser horseshoe bats and other bat species) that may be using the area for foraging and commuting. No Ecological or Bat surveys have been supplied with the application therefore it is not possible to determine that the proposal would not cause disturbance of bat flight lines to and from any identified roosting, or loss of any foraging or commuting. Therefore the proposal is contrary to Core Strategy Policy LD2 as it cannot be demonstrated that the proposal would retain and protect local habitats and protected species.

Highways

Policy MT1 of the Core Strategy and NPPF policies require development proposals to give genuine choice as regards movement. NPPF paragraph 108 refers to the need to ensure developments generating significant amounts of movement should take account of whether safe and suitable access to the site can be achieved for all people and whether improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where ‘the residual cumulative impacts of development are severe.’ (NPPF para.109).

W&GNDP Policy WG20 states that development proposals should:

- a) Satisfactory access is provided for vehicles, cyclists and pedestrians;*
- b) That satisfactory off-street parking is provided including, where appropriate, provision for cycle parking and storage, in accordance with Herefordshire Council's car parking standards and, where appropriate, take every available opportunity to address or improve parking problems that exist in the vicinity of the site. In addition, off-road parking spaces should be constructed using permeable materials.*

A number of concerns have been raised in respect of the limited area to park. In addition, the lack of turning space within the site means that the car will be likely to need to reverse out onto the highways which is confirmed by the Area Engineer as being unacceptable. Guidance states that vehicles should enter and exit the highway in a forward motion, this site is not big enough to allow vehicles to undertake these manoeuvres.

The issue with the parking on site is especially highlighted during the construction process. Whilst the gates have now been removed and visibility splays provided this does not prevent vehicles reversing in or out of the site. Due to the limited nature of the site it also does not provide any cycle parking as required.

Therefore this proposal fails to provide a safe and suitable access, suitable parking and turning area and lack of cycle parking therefore it is considered that the impacts of this development on the local highway network would be severe and are contrary to the NPPF, Core strategy Policy MT1 and W&GNDP Policy WG20.

Conclusion

Whilst acknowledging the benefits that might otherwise support the provision of 2 small dwellings in terms of the contribution to the mix of housing available locally, the proposal is considered to conflict with CS and W&GNDP policies on a number of points including; the impact on the character of the area, the cramped nature of the proposal would be at odds with the existing layouts within the area.

There are significant highway safety implications due to the lack of turning area on site and the need to reverse out onto the public highway, there is also no available cycle storage space identified.

There are considerable concerns that the proposal will not be able to achieve a satisfactory drainage scheme to ensure no likely significant effect as concluded in the HRA, no surface details have been provided to support the application. In addition, no ecological survey nor tree survey have been undertaken and supplied with the application, with the location within the Wye Valley AONB protection of the existing landscape and tree cover as well as protected species, such as the Lesser Horseshoe bat are considered to have significant weight within the planning balance.

The adverse impact upon the natural and scenic beauty of the AONB due to the cramped form of development diminishing the existing character and setting is contrary to NPPF, Core Strategy Policy LD1, W&GNDP policy WG14.

The proposal would lead to the supply of two dwellings contributing to the overall supply of dwellings in Herefordshire as a whole, the benefits of two dwellings is limited.

Overall, it is the officer's opinion that the identified adverse impacts would both significantly and demonstrably outweigh the benefits of two dwellings. It is therefore considered that permission should be refused.

RECOMMENDATION: **PERMIT** ☐ **REFUSE** ☒

REASON(S) FOR REFUSAL:

- 1 By virtue of the siting, mass and design the proposal is not sympathetic to the local character, it appears cramped and is considered an unacceptable overdevelopment of the site and is therefore in conflict with Herefordshire Local Plan – Core Strategy policies SS6, RA2, LD1 and SD1, Policies WG2, WG3 and WG5 of the Whitchurch and Ganarew Neighbourhood Development Plan and the requirements of the National Planning Policy Framework.
- 2 Insufficient means of safe and adequate vehicular access into and out of the site have been demonstrated in support of the application and it thus represents an unacceptable risk to highway safety and the free flow of traffic, namely along the B4164. As such, the proposal is therefore considered to be in conflict with Herefordshire Local Plan – Core Strategy Policy MT1, Policy WG20 of the Whitchurch and Ganarew Neighbourhood Development Plan and the National Planning Policy Framework.
- 3 The proposal fails to conserve or enhance the landscape and scenic beauty of the Wye Valley Area of Outstanding Beauty, by virtue of its unacceptable design, siting and layout diminishing the existing setting and character of the area. As such, the development is considered contrary to Herefordshire Local Plan Core Strategy policies SS6 and LD1, Policy WG14 of the Whitchurch and Ganarew Neighbourhood Development Plan together with Paragraph 172 of the National Planning Policy Framework
- 4 In the absence of adequate drainage details the Local Planning Authority cannot conclude that a satisfactory scheme is achievable in both land drainage and Habitat Regulations Assessment – Appropriate Assessment terms, in respect of the potential impact on the River Wye Special Area of Conservation and Site of Special Scientific Interest. Consequently the proposal is contrary to the Herefordshire Local; Plan Core Strategy policies SS6, LD2, SD3 and SD4 and the relevant aims and objectives of the National Planning Policy Framework.
- 5 In the absence of ecological assessment and a bat survey the Local Planning Authority cannot conclude that the proposal would retain and protect local habitats and protected species. Consequently the proposal is contrary to the Herefordshire Local; Plan Core Strategy policies SS6 and LD2 and the relevant aims and objectives of the National Planning Policy Framework.

Informatives

IP5


Signed: *Gemma Webster* Dated: 2/12/2021

TEAM LEADER'S COMMENTS:

DECISION:

PERMIT ☐

REFUSE ☒

Signed:  Dated: 3 December 2021

Is any redaction required before publication? No