

3/09/1598/FP

6. 3/09/1598/FP - The erection of a granite memorial at Land adjacent to Andersons Lane, Great Hormead, Hertfordshire for Mr Abbey

Date of Receipt: 09.10.2009

Type: Full – (Minor)

Parish: HORMEAD

Ward: BRAUGHING

RECOMMENDATION

That planning permission be **GRANTED** subject to the following conditions:-

1. 3 year time limit (1T12)

Summary of Reasons for Decision

The proposal has been considered with regard to the policies of the Development Plan (East of England Plan May 2008, Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and East Herts Local Plan Second Review April 2007), and in particular GBC2, GBC3 and ENV1. The balance of the considerations having regard to those policies, the circumstances of this case and the limited impact that the proposed memorial would have on the Rural Area, is that permission should be granted.

_____ (159809FP.SE)

1.0 Background

- 1.1 The application site is shown on the attached OS extract. The application site is a small plot of grassed land adjacent to Andersons Lane at an intersection with a public right of way. The site is surrounded predominantly by agricultural land, and to the south it is bounded by the dwelling known as The Mill House.
- 1.2 The proposal is for the erection of a granite memorial measuring 1.27 metres in height (above ground level), 0.3 metres in width and 0.148 metres in depth. It is proposed that one side of the memorial there is an inscription in memory of Lt Archie S Daniels who was killed in action near the site during the Second World War.

2.0 Site History

- 2.1 There is no relevant planning history on this site.

3.0 Consultation Responses

3.1 No consultation responses have been received.

4.0 Parish Council Representations

4.1 Hormead Parish Council support this application.

5.0 Other Representations

5.1 The application has been advertised by way of press notice, site notice and neighbour notification.

5.2 A letter of representation has been received from the occupant of The Mill House who commends the application.

6.0 Policy

6.1 The relevant Local Plan policies in this application include the following:-

GBC2 The Rural Area Beyond the Green Belt

GBC3 Appropriate Development in the Rural Area Beyond the Green Belt

ENV1 Design and Environmental Quality

7.0 Considerations

7.1. The principle of development within the Rural Area is considered under policy GBC3 of the Local Plan. The proposed development does not fall within one of the specified acceptable developments as outlined in policy GBC3, and it is therefore necessary to determine whether special circumstances exist in this case to warrant a departure from policy.

In the submitted Design and Access Statement, the Applicant has commented that the site was chosen to provide public access to the memorial, but also to be close to the exact crash spot where F/O Daniels lost his life. Having regard to these reasons and the specific relationship of the proposed location and the reason for the memorial, it is considered that these constitute special circumstances to warrant a departure in this case. Furthermore, considering the minimal scale of this proposal, it is the opinion of officers that the memorial is of a size, scale, siting and design that will not impact upon the character or the openness of the Rural Area.

3/09/1598/FP

- 7.2. The proposed memorial will be viewed against the mature boundary hedging of the adjacent dwelling and will only be apparent when in close proximity.
- 7.3. With regard to the amenity of the occupants of the neighbouring dwelling, officers do not consider that this proposal will create any detrimental issues.

8.0 Conclusion

- 8.1. Officers consider that this memorial, although not meeting the test of appropriateness as defined in Policy GBC3 of the Local Plan, is of a size, scale, siting and design that would not be harmful to the openness of the rural character of the area. It is therefore recommended that planning permission be approved.