

Aymestrey Parish Council

Minutes of the extraordinary meeting of the Parish Council
Wednesday 26 August 2026 starting at 6.00pm in Aymestrey Parish Hall

Present: Cllrs Pauline Hammond, Dan Hurcomb, Doug Murrie, John Probert, Jo Stannard and Eleanor Waldron (Chair). One vacancy.

In attendance: Two members of Public and Mrs Maggie Brown, clerk.

58./26-27 **Apologies for absence** were received from Cllr Domenica Dunne.

59./26-27 **Declarations of Interest and written Dispensation requests.** None received. Noted that Cllr Hurcomb had previously had dealings with the agent referred to in application b).

60./26-27 **Views of residents on planning matters below.**

- Comment on the reason for application a) confirming that the building will not be used for livestock.
- Comments on all applications and explanation of County and National Policy when needed.

61./26-27 **Planning.** Responses to applications to be determined by Herefordshire Council.

- a) [P261980/F - Planning Permission](#) Aymestrey, Mortimer, Sallyfield Aymestrey Leominster Herefordshire HR6 9SX, Retention of an agricultural storage building, Valid.
RESOLVED The Parish Council considers the retrospective nature of this application regrettable. It is understood the building is not intended for livestock. No objections were raised.
- b) [P261964/F - Planning Permission](#) Aymestrey, Mortimer, Shirley Farm Lingen Bucknell Herefordshire SY7 0EB, Erection of a replacement agricultural building and yard area for agricultural storage (part retrospective), Valid.
RESOLVED To object to this application. See Appendix 1.
- c) [P262117/F - Planning Permission](#) Aymestrey, Mortimer, Shirley Cottage Lingen Bucknell Shropshire SY7 0EB, Replacement of existing dwelling with self-build dwelling and associated works., Valid..
RESOLVED To object to this application. See Appendix 2.

62./26-27 **Noted:** date of next scheduled meeting on Wednesday 23 September 2026.

Meeting closed: 19:00

Original signed and on file.

Signed
Chair of the Parish Council

Dated 23 September 2026.

Appendix 1.

P261964/F - Planning Permission Aymestrey, Mortimer, Shirley Farm Lingen Bucknell Herefordshire SY7 0EB, Erection of a replacement agricultural building and yard area for agricultural storage (part retrospective)

Aymestrey Parish Council OBJECTS to application P261964/F.

NPPF Policy DM8 applies to this part retrospective application, and substantial weight should be given against the proposal due to what is believed to be intentional unauthorised development, the “yard” having been created in 2024, confirmed in The Planning Statement.

It is understood this applicant is already under investigation by planning enforcement for having redeveloped the existing barns at Shirley Farm (Grade II listed) in breach of Habitats Regulations requirements relating to foul drainage and the requirement to demonstrate nutrient neutrality in the Lugg catchment.

The Planning Statement claims that the building is simply replacing another one. The Applicant has not provided convincing evidence that a building existed at this site, or its lawful use. The Applicant’s photographs (see the Ecology Report) show that development has already been carried out in this very sensitive location – close to the River Lugg, an SSSI, in a very beautiful valley, close to woodland hosting some very rare bats (Barbastelle) and other protected species.

The first photograph below is the Applicant’s. The second is OS Maps’ current aerial photography. Not only has the site of the building been excavated in the middle of an undeveloped field, but several trees have been removed to create the access track.

The response from highways suggests officers wrongly understand this to be a replacement building. There is no information in the application about highway impacts, which are relevant both because the road network is highly constrained and because Deerfold Bridge has a 7.5 tonne weight limit.

The Ecology Report wrongly uses the existence of the hardstanding and other development (storage containers and other structures) as the baseline, even though these have only been constructed in the past 18 months. The baseline should be the condition of the site before this unauthorised development took place and the ecology assessment should address the removal of trees and grassland.

The Planning Statement confirms the “yard” was created in 2024 and because this was unauthorised development, no biodiversity net gain is required for this development. This is another factor that should weigh against granting permission.

What the Applicant appears to be seeking to do is to provide replacements for the agricultural buildings at Shirley Farm, which were acquired and redeveloped over the past four years. The Applicant has separated the ownership of the original farmhouse and buildings from the farmland, possibly, at least in part, to get round the fact that the conversion of those buildings means that there are no agricultural permitted development rights to erect new ones. Evidence for lawful use of the proposed building, which is not connected to a working farm, is not provided. The applicant should provide clear evidence of the current agricultural unit, its ownership/occupation, the land comprised within the holding, its agricultural activities and the operational need for a building of this size at this location.

The Applicant made a prior notification last year seeking approval to erect this building using permitted development rights, but this was refused due to its location. (250897/PA7) The planning officer failed to take into account (or was unaware) that the holding had been divided to separate the farmhouse and buildings from the land.

The Officer report refusing the prior notification said:

“...the proposed development is considered to be of inappropriate siting which is harmful to the surrounding landscape and thus to the intrinsic beauty of this countryside location.”

The Parish Council considers this to still be the case. The siting is inappropriate, harmful to the surrounding landscape, and, at 30m x 12m standing 9m to the ridge, of inappropriate size. It should be noted that the proposed building would be visible from the Restricted Byway AY24/AY25.

Applicant's aerial photo

Figure 1: Aerial photograph of the land to be served by the building



Current OS Maps aerial photo



Images from Google Earth. The second image is from 2021.



clerk@aymestrey.org 27 August 2026

Appendix 2

P262117/F - Planning Permission Aymestrey, Mortimer, Shirley Cottage Lingen Bucknell Shropshire SY7 0EB, Replacement of existing dwelling with self-build dwelling and associated works.,

Aymestrey Parish Council asks that the following comments be considered when determining planning application P262117/F.

The Parish Council objects to this application.

The Parish Council is not against development at this site in principle but would prefer to see the existing cottage re-used and adapted, rather than demolished and replaced. No resource audit has been provided. The proposed building will be visible from Shobdon Hill, and Restricted Byway AY25. A number of trees

have been removed, and the application should be considered part-retrospective, due to earth movement at the site. See images on page 4 and 5.

The proposal would also take a small traditional cottage out of the local first time-buyer market reducing the stock of smaller and more affordable homes available to local households and first-time buyers.

Relevant NPPF Policy

S5: Principle of development outside settlements

1. Only certain forms of development should be approved outside settlements, as set out in the following list. These should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework: ...

c. The reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the existing building . In the case of proposals for a replacement building, it should be for the same use and not disproportionately larger than the one it replaces;

Herefordshire Council Core Strategy Policy

Policy RA3 – Herefordshire’s countryside in rural locations outside of settlements, as to be defined in either Neighbourhood Development Plans or the Rural Areas Sites Allocations DPD, residential development will be limited to proposals which satisfy one or more of the following criteria:...

3. involves the replacement of an existing dwelling (with a lawful residential use) that is comparable in size and scale with, and is located in the lawful domestic curtilage, of the existing dwelling;

Both policies require any replacement dwelling to be comparable in size to the one it replaces.

The Design and Access Statement acknowledges that the footprint of the new dwelling would be 59.5% larger than the existing one (77.7m² vs 48.7m².)

Policy RA3 refers to “size and scale” and S5 talks about a building not being disproportionately larger, so it is the size of the building that is relevant, not only its footprint.

The floorspace of the new dwelling would be around 90% larger than the existing one, (scaled from the drawings, c.156 m² vs c. 81 m²).

The building would also be more than one metre taller, before taking into account that it would be constructed on higher ground and closer to the highway, so more prominent.

The Applicant argues that the footprint of the existing building could have been increased by up to 62 m² using permitted development rights (subject to prior approval). The Parish Council noted that the building appears to have already been extended (so permitted development rights used up) and, the policies do not suggest permitted development rights should be taken into account, only the building that is to be replaced. The footnote 25 (to policy S5) states “*The existing building is to be assessed as the property as existing on the date of the publication of this Framework*” – i.e. 17th August 2026.

The Planning and Design and Access Statement says:

“The proposed build has a high quality. It would comprise red brick cladding with timber porch and joinery under a natural slate. Windows and doors would be made of a hardwood with double glazing under brick, segmental arches. Conservation rooflights are proposed for openings in the roof.”

The Parish Council stresses that dwellings in this part of Aymestrey are constructed of stone or are half-timbered. The only red brick building is High View Farm, which was built with an equestrian tie and is incongruous in the area. There is nothing in the design of the dwelling that reflects the local vernacular.

If permission is to be granted, The Parish Council requests the dwelling is stone clad.

Planning and Design and Access Statement:

“The proposed dwelling would retain a cottage aesthetic and include a low energy use and a low embodied energy build, a ‘fabric first’ approach to include an airtight envelope, and provides onsite sustainable energy generation, SuDS and landscape planting.

The proposed building benefits from low U value. Even if the existing building were to be refurbished to a good standard it would fall somewhat short of the thermal efficiency of the proposed dwelling. The proposed development would therefore substantially reduce the energy required to heat the space.

There is no evidence for this latter claim. Existing buildings can and often are refurbished to achieve high levels of thermal efficiency. Sustainable Urban Drainage Systems (SUDS) and landscape planting are required by planning policy (including biodiversity net gain).

Nor has the Applicant provided any evidence that the proposed development would be constructed of sustainable materials. The only claim is that the construction will include the use of timber, although other than doors and windows, this appears to refer only to the porch. Underfloor heating and air source heat pumps could be installed in the existing dwelling, so this can't be claimed as a benefit either.

The embodied carbon in constructing a new dwelling would be substantially greater than the redevelopment of the existing building.

The absence of any evidence to support the claimed sustainability of the building and the lack of any resource management plan is in breach of Herefordshire Council's Minerals and Waste Local Plan Policy SP1 (adopted in 2024). The policy requires developers to use the “minimum quantity of primary materials”.

The failure to use sustainable construction methods or materials and the incongruous design also place the proposal in conflict with new NPPF Policy DP3.

DP3: Key principles for well-designed places

- 1. Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with policies L2 and L3.*

To create well-designed places, development proposals should also reflect relevant aspects of the following principles, as appropriate to the nature of the development and its location:...

b. Climate: contribute to climate change mitigation and adaptation and the transition to net zero by using building layouts, building orientation, massing, landscaping and materials which conserve energy and other resources, and which minimise risks from the impacts of climate change including overheating;

c. Nature: incorporate and/or connect to a network of high quality, accessible, multifunctional green infrastructure to provide opportunities for recreation and healthy living, strengthen habitats, improve climate change resilience and improve air and water quality. This should include

maintaining and enhancing tree cover and incorporating sustainable drainage systems in accordance with policies N3 and F8;

There may be some advantage to constructing the building above future flood risk levels, although the dwelling would still be in flood risk zone 2 and the Applicant has used the wrong climate change allowances – 20% (see paragraph 6.3.8 of the Flood Risk Assessment), whereas the Environment Agency’s upper peak river flow allowance for the 2080s is 80% (see screen shot below), so it is not clear whether this is sufficient.

However, the Flood Risk Assessment says at 6.3.7 that:

Given that the current cottage has a threshold of 121.29 mAOD, it is not expected to be flooded from any storm event, up to and including the 1 in 1000-year flood event

Which would appear to remove the flood risk justification either for a new dwelling or for constructing the dwelling in a more prominent position. In addition, hard surfacing will increase runoff into the Lugg, an SSSI.

The Applicant is seeking to claim the policy support for self-build homes. The Parish Council questions the claim this is a self-build home since the owner of the property is a developer, who has already redeveloped the barns at Shirley Farm in breach of planning controls. No realistic statement has been provided or commitment to its being built as a self-build demonstrated.

Also worth noting is that the photographs in the flood risk survey appear to show that significant excavation works have already taken place behind the dwelling – possibly to create an area suitable for construction of the new dwelling. See images below from Google Earth.

Wye MC Management Catchment peak river flow allowances

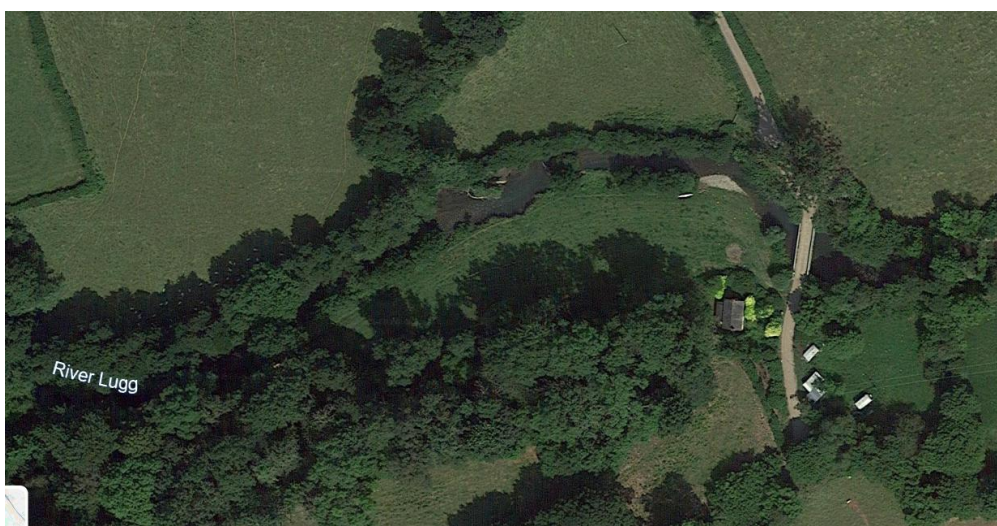


	Central	Higher	Upper
2020s	14%	19%	29%
2050s	20%	27%	47%
2080s	37%	49%	80%

From Environment Agency Flood Risk Mapping.
<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>



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