

MEETING:	PLANNING COMMITTEE
DATE:	12 OCTOBER 2011
TITLE OF REPORT:	<p>DMS/112097/F - PROPOSED CHANGE OF USE OF AGRICULTURAL LAND TO A PRIVATE MENAGE. AT DADNOR COURT, DADNOR, ROSS-ON-WYE, HR9 6QL</p> <p>For: Ms Lake per Mr Terry Egan, MF Freeman, Ruardean Works Varnister Road, Ruardean, Nr Drybrook, Gloucestershire, GL17 9BH</p>

Date Received: 1 August 2011

Ward: Llangarron

Grid Ref: 356762,226256

Expiry Date: 26 September 2011

Local Member: Councillor JA Hyde

1. Site Description and Proposal

- 1.1 Dadnor Court, a large country house and associated outbuildings is located on the southeast side of a narrow lane that exits onto the C1261 almost opposite its junction with the unclassified 71009 that leads to Lower Grove Common. Sarum and The Hollies are to the northeast. The site is located in open countryside to the northwest of Bridstow. It is located in the Wye Valley Area of Outstanding Natural Beauty.
- 1.2 This application involves the change of use of agricultural land that is on the northeast side of Dadnor Court to a ménage for private use that will be enclosed by a 1.2metre high post and 5 rail fence. Equine silica sand is proposed to surface the ménage. The northeast boundary of the site is defined by an evergreen hedge and a post and rail fence and trees run along the roadside boundary. There is an orchard on the southeast side of the site.

2. Policies

2.1 Planning Policy Statements:

PPS1 Delivering Sustainable Development
PPG17 Sport and Recreation

2.2 Herefordshire Unitary Development Plan:

S2 - Development Requirements
S8 - Recreation, Sport and Tourism
DR1 - Design

- DR2 - Land Use and Activity
- DR3 - Movement
- LA1 - Areas of Outstanding Natural Beauty
- RST1 - Criteria for Recreation, Sport and Tourism Development
- RST2 - Recreation, Sport and Tourism Development within Areas of Outstanding Natural Beauty

3. Planning History

3.1 There is no planning history.

4. Consultation Summary

Statutory Consultations

4.1 None required.

Internal Council Consultations

4.2 Traffic Manager has no objection.

4.3 Conservation Manager (Landscape Officer) has no objection.

5. Representations

5.1 Bridstow Parish Council has no objection.

5.2 The full text of these letters can be inspected at Hereford Customer Services, Franklin House, 4 Commercial Road, Hereford, HR1 2BB and prior to the Committee meeting.

6. Officer's Appraisal

6.1 This application proposes a ménage that will be used for private purposes only. The application site is well contained being set between Dadnor Court and an evergreen hedge and is reasonably flat. The site is set back from the adjoining lane and the existing screening along the road frontage is effective so as to minimise the visual impact of the proposal including the post and rail fencing that will enclose the ménage and the silica sand surface. As such there is no landscape objection. There are no neighbours affected by the proposal. The proposal is considered to comply with Policies S2, S8, DR1, DR2, DR3 and RST2.

6.2 Although the site is located in the Wye Valley Area of Outstanding Natural Beauty, the proposal will be well concealed so as not to have a detrimental impact on the acknowledged visual qualities of the area. As such, this small-scale proposal is considered to comply with Policy LA1.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. A01 Time limit for commencement (full permission)**
- 2. B01 Development in accordance with the approved plans**
- 3. The ménage shall be used for the training of the applicant's own horses and shall at no time be used for any commercial training or other equestrian enterprise.**

Reason: In order to safeguard the character and amenity of the area and to comply with Policy DR3 of Herefordshire Unitary Development Plan.

4. G02 Retention of trees and hedgerows

Informative:

1. N15 Reason(s) for the Grant of PP/LBC/CAC

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.

