

# A G E N D A

## Southern Area Planning Sub- Committee

Date: **Wednesday, 18th April, 2007**

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Time: **2.00 p.m.**

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Place: **: The Council Chamber,  
Brockington, 35 Hafod Road,  
Hereford**

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Notes: Please note the **time, date** and **venue** of  
the meeting.

*For any further information please contact:*

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# AGENDA

## for the Meeting of the Southern Area Planning Sub-Committee

To: Councillor P.G. Turpin (Chairman)  
Councillor H. Bramer (Vice-Chairman)

Councillors M.R. Cunningham, N.J.J. Davies, Mrs. C.J. Davis, G.W. Davis, J.W. Edwards, Mrs. A.E. Gray, T.W. Hunt, Mrs. J.A. Hyde, J.G. Jarvis, G. Lucas, D.C. Taylor and J.B. Williams

	Pages
<b>1. APOLOGIES FOR ABSENCE</b>	
To receive apologies for absence.	
<b>2. DECLARATIONS OF INTEREST</b>	
To receive any declarations of interest by Members in respect of items on the Agenda.	
<b>3. MINUTES</b>	1 - 14
To approve and sign the Minutes of the meeting held on 21st March, 2007.	
<b>4. ITEM FOR INFORMATION - APPEALS</b>	15 - 16
To note the contents of the attached report of the Head of Planning Services in respect of the appeals received or determined for the southern area of Herefordshire.	
<b>REPORTS BY THE HEAD OF PLANNING SERVICES</b>	
To consider and take any appropriate action in respect of the planning applications received for the southern area and to authorise the Head of Planning Services to impose any additional or varied conditions and reasons considered to be necessary.	
Plans relating to planning applications on this agenda will be available for inspection in the Council Chamber 30 minutes before the start of the meeting.	
<b>5. DCSE2007/0645/F &amp; DCSE2007/0643/C - THE OLD CANOE STORE, MILL POND STREET, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7AP.</b>	17 - 24
Demolition of existing building, construction of four flats.	
<b>6. DCSW2007/0099/F &amp; DCSW2007/0100/L - COTHILL FARM, VOWCHURCH, HEREFORD, HEREFORDSHIRE, HR2 0RE.</b>	25 - 36
Conversion of redundant agricultural buildings to form guest house, bunkhouse barn and three houses.	



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COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL

**MINUTES of the meeting of Southern Area Planning Sub-Committee held at : The Council Chamber, Brockington, 35 Hafod Road, Hereford on Wednesday, 21st March, 2007 at 2.00 p.m.**

**Present:** Councillor P.G. Turpin (Chairman)  
Councillor H. Bramer (Vice Chairman)

Councillors: M.R. Cunningham, N.J.J. Davies, Mrs. C.J. Davis,  
J.W. Edwards, Mrs. A.E. Gray, Mrs. J.A. Hyde, G. Lucas and  
J.B. Williams

**In attendance:** Councillors T.W. Hunt (ex-officio)

**120. APOLOGIES FOR ABSENCE**

Apologies were received from Councillors J.G. Jarvis and P.G. Turpin.

**121. DECLARATIONS OF INTEREST**

There were no declarations of interest made.

**122. MINUTES**

**RESOLVED:** That the Minutes of the meeting held on 21st February, 2007 be approved as a correct record and signed by the Chairman.

**123. ITEM FOR INFORMATION - APPEALS**

The Sub-Committee noted the Council's current position in respect of planning appeals for the southern area of Herefordshire.

**124. DCSW2007/0391/F - VERMONT, CUSOP, HAY-ON-WYE, HEREFORDSHIRE, HR3 5QX.**

*Two single storey extensions and detached double garage.*

**RESOLVED**

**That planning permission be granted subject to the following conditions:**

- 1 A01 (Time limit for commencement (full permission))**

**Reason:** Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

- 2 E08 (Domestic use only of garage)**

**Reason: To ensure that the garage is used only for the purposes ancillary to the dwelling.**

**INFORMATIVES:**

- 1 N19 - Avoidance of doubt**
- 2 N15 - Reason(s) for the Grant of Planning Permission.**

**125. DCSW2007/0036/F - CAEMAWR, DORSTONE, HEREFORDSHIRE, HR3 6AY.**

*Agricultural sheds – storage for hay, feed, tractor and machinery.*

The Senior Planning Officer said that Dorstone Parish Council had submitted further representations to suggesting that the size of the small shed could have been accommodated within the hay barn thus reducing the length of buildings along the roadside. She also said that an email had been received from the applicants stating that a nearby farm had been robbed a while ago and that and that the police had advised owners to be more vigilant. They said that they therefore needed approval for a modest secure building to protect all their smaller and more valuable equipment.

In accordance with the criteria for public speaking, Ms. Harberd spoke in support of the application.

**RESOLVED**

**That planning permission be granted subject to the following conditions:**

- 1 A01 (Time limit for commencement (full permission))**  
**Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.**
- 2 Notwithstanding the details shown on the submitted plans, samples of materials to be used for the walls and roof are to be submitted to and approved in writing by the local planning authority prior to the commencement of development.**  
**Reason: To protect the visual amenities of the area.**
- 3 G04 (Landscaping scheme (general))**  
**Reason: In order to protect the visual amenities of the area.**
- 4 G05 (Implementation of landscaping scheme (general))**  
**Reason: In order to protect the visual amenities of the area.**
- 5 G09 (Retention of trees/hedgerows)**  
**Reason: To safeguard the amenity of the area.**
- 6 G22 (Tree planting)**

**Reason: To ensure the environment of the development is improved and enhanced.**

**126. DCSE2007/0075/F - LAND ADJACENT TO PETERSTOW COMPRESSOR STATION, TREADDOW OFF THE A4137 HENTLAND, HEREFORDSHIRE, GRID REF SO 545 238 (OS MAP 162).**

*New natural gas pressure reduction installation and associated works (underground tie-ins to existing Peterstow Compressor Station and no. 2 feeder outside the Compressor Station)*

The Southern Team Leader ran through the main aspects of the application and said that National Grid had submitted an appeal in respect of application DCSW2006/1298/F - New natural gas pressure reduction installation and associated works (site a) - which had been refused by the Sub-Committee at its meeting on 25th August, 2006.

Councillor Mrs JA Hyde, one of the Local Ward Members said that the site was much more acceptable than the one previously refused because it would be much less intrusive on a very attractive part of rural Herefordshire. She said that this view was also shared by the other Ward Member, Councillor GA Davis. The Sub-Committee was unanimously in favour of the application.

**RESOLVED**

**That:**

(i) Pursuant to the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (SI 1999 No. 293), Regulation 3(2) the Herefordshire Council has taken the environmental information into consideration when making their decision. "Environmental Information" is defined by Regulation 2(1) as "the environmental statement, including any further information, any representations made by any body required by those Regulations to be invited to make representations, and any representations duly made by any other person about the environmental effects of the development:" and

(ii) That planning permission be granted subject to the following conditions:

1. A01 (Time limit for commencement (full permission))

**Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.**

2. B11 (Details of external finishes and cladding (industrial buildings))

**Reason: To secure properly planned development.**

3. D01 (Site investigation - archaeology)

**Reason: To ensure the archaeological interest of the site is recorded.**

4. **G05 (Implementation of landscaping scheme (general))**

**Reason:** In order to protect the visual amenities of the area.
5. **Notwithstanding the details shown on the landscaping scheme the planting specification for the new hedgerows shall be more diverse and supplemented with oak trees to be planted at regular intervals. The details of these shall be submitted to and be approved in writing by the Local Planning Authority prior to the commencement of development. The work shall be carried out concurrently with the implementation of the landscaping scheme.**

**Reason:** In order to protect the visual amenities of the area.
6. **If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with.**

**Reason:** To ensure that the development complies with approved details in the interests of protection of Controlled Waters.
7. **Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, vessel or the combined capacity of interconnected tanks or vessels plus 10%. All filling points, associated pipework, vents, gauges and sight glasses must be located within the bund or have separate secondary containment. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground and protected from accidental damage. All filling points and tank/vessels overflow pipe outlets shall be detailed to discharge downwards into the bund.**

**Reason:** To prevent pollution of the water environment.
8. **Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained.**

**Reason:** To prevent pollution of the water environment.
9. **Prior to the commencement of development a scheme for the treatment and disposal of condensate discharge from the boiler**

shall be submitted to and agreed in writing by the local planning authority.

Reason: To prevent pollution of the water environment.

10. All foul drainage shall be contained within a sealed and watertight cesspool, fitted with a level warning device to indicate when the tank needs emptying.

Reason: To prevent pollution of the water environment.

11. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water regulation system including the use of Sustainable Urban Drainage Systems and pollution prevention techniques has been submitted to and approved in writing by the local planning authority. Surface water generated from the site shall be limited to the equivalent Greenfield run-off rate for the site (10l/sec/ha). The scheme shall be implemented in accordance with the approved details.

Reason: To prevent pollution of the water environment and the increased risk of flooding.

12. During the construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: 7.00am to 7.00pm Mondays to Fridays and 8.00am to 4.00pm Saturdays. No work on Sundays or Bank Holidays.

Reason: To protect the amenity of local residents.

13. F02 (Scheme of measures for controlling noise)

Reason: In order to protect the amenity of occupiers of nearby properties.

14. H28 (Public rights of way)

Reason: To ensure the public right of way is not obstructed.

15. Further surveys for bats and nesting birds shall be conducted at an appropriate time of year by appropriately qualified ecologists and the results submitted for the approval of Herefordshire Council's ecologist prior to development.

Reason: All species of bat and their roosts are protected under the Wildlife and Countryside Act 1981, the Conservation (Natural Habitats) Regulations 1994 and policies within the Local Plan and UDP NC1, NC5, NC6 and NC7.

Nesting birds are protected under the Wildlife and Countryside Act 1981, the Conservation (Natural Habitats) Regulations 1994 and policies within the Local Plan and UDP NC1, NC5, NC6 and NC7.

16. Prior to development, a method statement shall be submitted to

and approved in writing by the local planning authority. This shall detail ecological mitigation and enhancement measures pre-, during and post-construction and should include a capture and exclusion programme for great crested newts. Construction works are to be overseen by an ecological clerk of works.

**Reason:** All species of bat and their roosts are protected under the Wildlife and Countryside Act 1981, the Conservation (Natural Habitats) Regulations 1994 and policies within the Local Plan and UDP NC1, NC5, NC6 and NC7.

Nesting birds are protected under the Wildlife and Countryside Act 1981, the Conservation (Natural Habitats) Regulations 1994 and policies within the Local Plan and UDP NC1, NC5, NC6 and NC7.

**Informative(s):**

1. **ND03 - Contact Address**
2. **Developers should incorporate pollution prevention measures to protect ground and surface water. We have produced a range of guidance notes giving advice on statutory responsibilities and good environmental practice which include Pollution Prevention Guidance Notes (PPG's) targeted at specific activities. Pollution prevention guidance can be viewed at: <http://www.environment-agency.gov.uk/business/444251/444731/ppg/>**

**The applicant should also contact Jeremy Churchill to agree pollution prevention measures that may be required during construction and post construction phases.**

3. **Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.**
4. **Your attention is drawn to Table B2, of PPS25 - Development and Flood Risk (December 2006), which states that...'in making an assessment of the impacts of climate change...the sensitivity ranges in Table B2 may provide an appropriate precautionary response to the uncertainty about climate change impacts on rainfall intensities...'**

**We would therefore recommend, for a development with a lifetime to 2085 (as proposed) that a 20% increase is added to the 1% storm event to account for climate change.**

5. **Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). This approach involves using a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands to reduce flood risk by attenuating the rate and quantity of surface water run-off from a site. This approach can also offer other benefits in terms of promoting groundwater recharge, water quality improvement and amenity enhancements. Approved Document Part H of the Building Regulations 2000 sets out a**

hierarchy for surface water disposal which encourages a SUDS approach.

6. **HN01 - Mud on highway**
  7. **HN02 - Public rights of way affected**
  8. **In making this decision the local planning authority had regard to the requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 1999 and have concluded on the basis of the submitted material that there would be insufficient adverse environmental effects from the proposed development to justify refusal of planning permission.**
  9. **N19 - Avoidance of doubt**
  10. **N15 - Reason(s) for the Grant of Planning Permission**
127. **DCSE2006/3302/F - THE HYDE, WOOLHOPE, HEREFORDSHIRE, HR1 4RD.**

*Removal of condition 6 of permission NE2000/2725/F so that the property can be used to accommodate an agricultural worker.*

The Principal Planning Officer reported on the receipt of a copy of a letter sent to the Chairman which explained the applicants' case and whether the existing dwelling was suitable for occupation by a stockman. The applicant had contended that

- the existing dwelling was very large;
- agriculture could not provide enough income for the maintenance of the house and the occupant must work off the holding;
- the applicants could not meet the functional need of the holding without an on-site stockman; and
- the occupants would vacate their property for the on-site worker but in this case the dwelling was not commensurate with the functional need, therefore an additional unit of accommodation was required.

In accordance with the criteria for public speaking, Mrs. Drewett the applicants agent spoke in support of the application.

Councillor J.W. Edwards, the Local Ward Member, shared the views of the applicants that it was essential for a stockman to be living on site and that the applicants could not manage the farm on their own during peak times such as lambing. The existing farmhouse was a large six-bedroomed building with high maintenance costs and it was not practicable for the applicants to make it available for a stockman and try and find alternative accommodation nearby which would be beyond their means. He felt that the only practical alternative was for the application to be granted and that this could be done with an agricultural occupancy condition which tied the mobile home to the farm house. Several Members of the Sub Committee concurred with this view and felt that in this particular case an exception could be made to the Council's Planning Policies.

The Southern Team Leader advised Members that the Officers were not satisfied that the continued use of the mobile home was essential in support the farming enterprise. He pointed out that there was existing accommodation which was available to meet the needs of the holding. He also drew attention to the fact that the proposal would conflict with the Council's policies for mobile homes in the countryside and would harm the rural character of the area which was identified as a

Great Landscape Value in the Hereford and Worcester County Structure Plan.

Having considered all the facts about the application, the Sub-Committee decided that the applicants had put forward adequate grounds for approval and that it would be reasonable for permission to be granted with adequate conditions which would tie the mobile home to the holding with an agricultural occupancy. The Development Control Manager advised that because of the planning policy implications involved he would need to refer the matter to the Head of Planning Services and explore the issues raised about conditions and permanence in relation to those policies.

**RESOLVED**

**The Southern Area Planning Sub-Committee is minded to approve the application subject to the conditions set out below (and any further conditions felt to be necessary by the Head of Planning Services) provided that the Head of Planning Services does not refer the application to the Planning Committee.**

**a) an agricultural occupancy tie to the holding**

**If the Head of Planning Services does not refer the application to the Planning Committee, officers named in the Scheme of Delegation to Officers be instructed to approve the application to such conditions referred to above.**

**128.      DCSE2007/0191/F - RUARDEAN WORKS, DRYBROOK, HEREFORDSHIRE, GL17 9BH.**

*25m T-Mobile monopole accommodating tri-sector antenna equipment cabinets and ancillary development.*

In accordance with the criteria for public speaking, Mr Canilary the Chairman of Ruardean Parish Council spoke against the application and Ms. Chisholm the applicant's agent spoke in support.

Members expressed some concerns about the location of the mast which was a potential eyesore for local residents. There was also some doubts expressed about the health implications for nearby residents and for children using the adjoining school. Councillor Mrs J Hyde wondered if the mast could be relocated or the equipment installed on the existing mast. The Development Control Manager said that the officers view was that the mast would not cause significant visual intrusion in the landscape. Mast sharing was not an option because each set of equipment increased the structural loading on the mast and the applicants had spent some time arriving at a location which would satisfy their requirements and have the least visual impact. He also pointed out that the applicant has advised that the equipment would be operated in accordance with the National Radiological Protection Board and International Commission on Non-Ionising Radiation Protection guidelines and would not pose a health risk.

**RESOLVED**

**that planning permission be granted subject to the following conditions:**

**1      A01 (Time limit for commencement (full permission))**

**Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.**

**2      The monopole, equipment cabins and fencing shall be finished a colour**



in accordance with a colouration/colour coat scheme to be submitted to and agreed in writing by the local planning authority prior to commencement of development. The installation shall be coloured in accordance with the approved details and maintained in perpetuity.

Reason: To minimise the impact of the development.

- 3 No development shall take place until details of hedgerow planting around the perimeter of the ground works compound have been submitted to and approved in writing by the local planning authority. The details shall include the following

Reason: To protect and enhance the visual amenities of the area.

**INFORMATIVES:**

- 1 N19 - Avoidance of doubt
- 2 N15 - Reason(s) for the Grant of Planning Permission

**129. DCSE2007/0332/F - COTHARS BARN YARD, GORSLEY, ROSS-ON-WYE, HEREFORDSHIRE**

*Continued use of land for storage of vehicles. New fence and gate and landscaping to eastern boundary.*

The Planning Officer said that The Conservation Manager was of the view that the development had a harmful effect on the rural landscape which could not be overcome by boundary treatments. He therefore recommend refusal because it would be contrary to the following policies: LA2: Landscape character and areas least resilient to change of the Unitary Development Plan and C.1: Development within open countryside of the South Herefordshire District Local Plan (1999).

In accordance with the criteria for public speaking, Mr Maguire spoke in support of his application.

The Chairman whilst mindful of the views of the Conservation Officer wondered if some help could be offered to small rural enterprises such as this and a temporary permission granted to allow the applicant time to find an alternative location. The Sub-Committee discussed what length of time could be granted to the applicant but the Planning Officer pointed out that some thirty vehicles were stored on site. The Development Control Manager pointed out the potential difficulties that could be created by granting a temporary permission and suggested that some discretion could be used by the officers regarding the timescale for enforcement. This view was accepted by the Sub-Committee.

**RESOLVED**

**that planning permission be refused for the following reason:**

**the continued use of the land for vehicle storage would, in view of its location in the open countryside be contrary to policies C1 and ED6 of the South Herefordshire District Local Plan and policies DR2 and ED11 of the Herefordshire Unitary Development Plan.**

**130. DCSE2007/0315/F - ROSPUR, WESTON UNDER PENYARD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7QA.**

The Sub-Committee was provided with the following updates:-  
letter from the applicants stating:

After careful consideration and talking into account the views of the local parish council. We would consider removing the gazebo, if necessary, in order to support our application and show our commitment to the local community.

views of the Conservation Manager that:

The key view into the site is from the A40, when approaching Weston-under-Penyard from the west. The timber sheds, which are to the north and south of the property are in new timber and quite pale in colour. It is not considered that the sheds are unduly prominent elements when viewed in the context of Rospur, which is cream rendered. With regard to the decking and gazebo, while these structures are not very sympathetic, in terms of character, to the rural setting of Weston-under-Penyard, they are relatively small elements and do not stand out against the backdrop of houses on the hillside.

The Sub-Committee discussed the merits of the application and felt that the gazebo should be removed because of the adverse visual impact it had on the church. It was considered that the other structures were acceptable.

**RESOLVED**

**that the Officers named in the Scheme of Delegation to Officers be authorised to grant planning permission subject to any conditions considered necessary by the Officers together with removal of permitted development rights, provided that the gazebo is removed from the scheme. If the gazebo is not removed, the Officers be authorised to refuse the application.**

**131. DCSE2007/0334/F - LAND ADJOINING CHADWYNS FARM, FOREST GREEN, WALFORD, ROSS-ON-WYE, HEREFORDSHIRE, HR9 5RF.**

The Sub-Committee was provided with the following updates:-

a letter from the occupier of Plum Tree Cottage, Walford stating the following:

the shelter, as built, is for either very large livestock or maybe horses. Maybe a more appropriately sized shelter (not so tall and not such a high roof line) would be better so that it is not so prominent.

an assessment from The Conservation Manager that:

the siting of the field shelter is unduly prominent, in particular, due to its vertical scale, the low height of the roadside hedgerow and the lack of hedgerow trees.

If the field structure was sited on lower ground it might be acceptable. The possibility of reducing the height of the structure should be explored, as this

would lessen its visual impact.

Some appropriate new planting would be beneficial. The planting of new, native species trees, such as Oak (*Quercus robur*), Ash (*Fraxinus excelsior*) and Field Maple (*Acer campestre*) adjacent to, or within the existing perimeter field hedgerow, would enhance the character of Forest Smallholdings and Dwellings.

In accordance with the criteria for public speaking, Mrs Sweet-Escott spoke in support of her application.

## **RESOLVED**

**that planning permission be granted subject to the following conditions:**

- 1 Within one month of the date of this decision the building hereby approved shall be sited in accordance with the approved plans received on 23rd January 2007.**

**Reason: To protect the visual amenities of the area.**

- 2 Within one month of the date of this decision the building shall be stained a matt, dark colour, details of which shall be first submitted to and agreed in writing with the local planning authority. The colour so approved shall not thereafter be changed without the prior written approval of the local planning authority.**

**Reason: To protect the visual amenities of the area.**

- 3 The building hereby approved shall be used for agricultural purposes only as defined within section 336(1) of the Town and Country Planning Act 1990 (as amended).**

**Reason: To prevent the establishment of an unacceptable use in the countryside.**

## **INFORMATIVES:**

- 1 N19 - Avoidance of doubt**
- 2 N15 - Reason(s) for the Grant of Planning Permission.**

### **132. DCSE2005/3208/O - LAND OFF TANYARD LANE, ROSS-ON-WYE, HEREFORDSHIRE.**

It was reported that the following updates had been received:-

Welsh Water state that they have been provided with additional information which demonstrated that the proposals would not result in an increase in flows

to the public sewerage system. They ask that conditions and advisory notes be incorporated within the planning consent relating to drainage of the site.

The applicant's agent has submitted a copy of a letter e-mailed to all Members of the Committee, which included a Technical Briefing Note on Drainage Issues.

No changes were proposed to the recommendation. Paragraph 6.4 of the report should be corrected: the capacity available for foul effluent would allow for development of both the Tanyard Lane site and the laundry site.

In accordance with the criteria for public speaking, Mr Sackett the agent acting for the applicant spoke in support of his application.

Several concerns were expressed by local ward Councillors regarding foul and surface water drainage of the site and the proposals for the new roundabout on the Ross Relief road which would provide access to the site. The Principal Planning Officer said that the drainage issues would be controlled by conditions and he outlined what the disposal arrangements would be. The application was an outline one and that the details would be incorporated within the planning obligation to be prepared by the officers which would address the concerns raised by Members. He also said that the proposed roundabout would be the subject of a separate application. The Southern Team Leader reminded Members that the site was identified for development within the Herefordshire Unitary Development Plan which would shortly be adopted. He said that the outline permission needed to be granted in order that a detailed application could be dealt with. Members asked a number of questions about the proposals.

## **RESOLVED**

**that subject to the completion of noise surveys and an indication of appropriate mitigation:**

- 1) the Legal Practice Manager be authorised to complete a planning obligation agreement under Section 106 of the Town and Country Planning Act 1990 regarding contributions towards education, open space, adoption of open space, affordable housing and highway works.**
- 2) upon completion of the aforementioned planning obligation that the officers named in the Scheme of Delegation to officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:**

- 1. A02 (Time limit for submission of reserved matters (outline permission))**

**Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.**

- 2. A03 (Time limit for commencement (outline permission))**

**Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.**

3. A04 (Approval of reserved matters)

Reason: To enable the local planning authority to exercise proper control over these aspects of the development.

4. A05 (Plans and particulars of reserved matters)

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990.

5. D01 (Site investigation - archaeology)

Reason: To ensure the archaeological interest of the site is recorded.

6. F13 (Scheme to protect new dwellings from road noise)

Reason: To protect the residential amenities of the future occupiers of the properties.

7. H11 (Parking - estate development (more than one house))

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

8. H27 (Parking for site operatives)

Reason: To prevent indiscriminate parking in the interests of highway safety.

9. H29 (Secure cycle parking provision)

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.

10. Prior to the occupation of any of the (specify) hereby permitted a management plan, to include proposals for the long term design objectives, management responsibilities and maintenance schedules in perpetuity, for the areas of open space and play area(s) but excluding private domestic gardens, shall be submitted to and be approved in writing by the local planning authority. The management plan shall be carried out as approved.

Reason: In order to ensure that the use and maintenance in perpetuity of the open space and play area(s) is assured.

11. F16 (Restriction of hours during construction)

Reason: To protect the amenity of local residents.

12. F41 (No burning of materials/substances during construction phase)

Reason: To safeguard residential amenity and prevent pollution.

13. W01 (Foul/surface water drainage)

**Reason: To protect the integrity of the public sewerage system.**

**14. W02 (No surface water to connect to public system)**

**Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.**

**15. W03 (No drainage run-off to public system)**

**Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.**

**16. Prior to the commencement of the development a detailed programme and method statement to include a timetable for the implementation and completion of the development shall be submitted to and approved in writing by the local planning authority. The development shall be progressed in accordance with the approved details.**

**Reason: In order to ensure that the development is progressed to completion.**

**17. No development within the application area shall be occupied unless the mitigation proposals as shown on Drawing No. 50319/003 rev C has been completed to the satisfaction of the local planning authority after consultation with the Highways Agency.**

**Reason: To ensure that the A40 Trunk Road continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10(2) of the Highways Act 1980 by minimising disruption on the trunk road resulting from traffic entering and emerging from the application site and in the interests of road safety.**

**Informative(s):**

- 1. N19 - Avoidance of doubt**
- 2. N15 - Reason(s) for the Grant of Planning Permission**

The meeting ended at Time Not Specified

**CHAIRMAN**

<b>ITEM FOR INFORMATION - APPEALS</b>
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**APPEALS RECEIVED****Application No. DCSE2006/1362/U**

- The appeal was received on 14th March 2007
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal is brought by Mr J Jones
- The site is located at Land at Cuckoo's Patch, Hope Mansell, Ross-on-Wye, Herefordshire.
- The development proposed is Continuation of use of land for siting of caravan.
- The appeal is to be heard by Hearing

**Case Officer: Steven Holder on 01432 260479**

**Application No. DCSE2006/2284/F**

- The appeal was received on 22nd March 2007
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal is brought by Mr C Bateman
- The site is located at Wye Lea Country Manor, Bridstow, Ross-on-Wye, Herefordshire, HR9 6PZ
- The development proposed is Conversion of leisure buildings to a private dwelling with garaging and staff accommodation with new accesses to the highway.
- The appeal is to be heard by Hearing

**Case Officer: Steven Holder on 01432 260479**

**Application No. DCSW2006/2538/O**

- The appeal was received on 26th March 2007
- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal is brought by Mrs Wigglesworth
- The site is located at Land adjacent to Mountview, Longtown, Herefordshire, HR2 0LT
- The development proposed is Outline application to provide one two storey dwelling.
- The appeal is to be heard by Written Representations

**Case Officer: Angela Tyler on 01432 260372**

**APPEALS DETERMINED****Application No. DCSW2006/1409/F**

- The appeal was received on 20th November 2006
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal was brought by Mr & Mrs L Davies

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Further information on the subject of this report is available from the relevant Case Officer

- The site is located at The Old Rectory, Tretire, St. Owens Cross, Hereford, Herefordshire, HR2 8NB
- The application, dated 10<sup>th</sup> May 2006, was refused on 20<sup>th</sup> June 2006
- The development proposed was Single storey glazed extension.
- The main issue is the impact of the development on a grade II listed building

**Decision:** The appeal was WITHDRAWN on 15<sup>th</sup> March 2007

**Case Officer: Andrew Prior on 01432 261932**

**Application No. DCSW2006/1407/L**

- The appeal was received on 20<sup>th</sup> November 2006
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal was brought by Mr & Mrs L Davies
- The site is located at The Old Rectory, Tretire, St. Owens Cross, Hereford, Herefordshire, HR2 8NB
- The application, dated 10<sup>th</sup> May 2006, was refused on 20<sup>th</sup> June 2006
- The development proposed was Single storey glazed extension
- The main issue is the impact of the development on a grade II listed building

**Decision:** The appeal was WITHDRAWN on 15<sup>th</sup> March 2007

**Case Officer: Andrew Prior on 01432 261932**

**Application No. DCSE2006/0006/F**

- The appeal was received on 11<sup>th</sup> August 2006
- The appeal was made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission
- The appeal was brought by Ms D.M. Williamson
- The site is located at Robinswood, Goodrich, Ross-on-Wye, Herefordshire, HR9 6HT
- The application, dated 31<sup>st</sup> December 2005, was refused on 8<sup>th</sup> February 2006
- The development proposed was Continuation of provision of Delta lodge mobile home for a further 5 years.(as per pp SE2004/2959/F).
- The main issue is whether the removal of conditions would conflict with the policies that seek to control residential development in the countryside.

**Decision:** The appeal was UPHeld on 22<sup>nd</sup> March 2007

**Case Officer: Duncan Thomas on 01432 261795**

If members wish to see the full text of decision letters copies can be provided



**5A DCSE2007/0645/F - DEMOLITION OF EXISTING BUILDING, CONSTRUCTION OF FOUR FLATS AT THE OLD CANOE STORE, MILL POND STREET, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7AP.**

**5B DCSE2007/0643/C - DEMOLITION OF EXISTING BUILDING, CONSTRUCTION OF FOUR FLATS AT THE OLD CANOE STORE, MILL POND STREET, ROSS-ON-WYE, HEREFORDSHIRE, HR9 7AP.**

**For: M.F. Freeman Ltd per James Spreckley, MRICS  
FAAV, Brinsop House, Brinsop, Herefordshire,  
HR4 7AS.**

**Date Received: 28th February, 2007    Ward: Ross-on-Wye East    Grid Ref: 60162430  
Expiry Date: 25th April, 2007**

Local Members: Councillor Mrs. C.J. Davis and Councillor Mrs. A.E. Gray

## **1. Site Description and Proposal**

- 1.1 The building, which currently occupies the application site has been used most recently as a store for canoes when occupied, together with the adjoining site by PGL. It is situated at the rear of terraced houses in Station Road and has a narrow frontage to Millpond Street, between the retail shop at 1 Millpond Street and a terrace of houses (2-4 Millpond Street). The remainder of the PGL site has been developed as retirement apartments by McCarthy and Stone. The existing canoe store is understood to be a twentieth century industrial building. Attached to the north-west corner of the building are some smaller stone buildings.
- 1.2 It is proposed to demolish the store and erect a building of similar rectangular outline. This would be about 2 m narrower than the existing canoe store but with a symmetrical ridge roof with eaves on the northern boundary (abutting the rear garden of 2 Millpond Street) about 0.5 m higher and a similar increase at ridge level. The additional height would facilitate a two-bedroom flat partly within the roofspace, with two further flats on the ground floor and the fourth flat within the hipped roofed old building. The main windows would be in the gable end walls of the new building plus 3 ground floor windows in the south elevation, plus two roof lights. Vehicular access would be off Millpond Street with 2 car parking spaces. A ramped pedestrian access is proposed to protect the units from flooding, and along a pedestrian route to the south of the building, leading to a small amenity area to the front of the flat within the smaller, existing building.

## **2. Policies**

### **2.1 Herefordshire Unitary Development Plan 2007**

Policy S3            -            Housing

Policy H2	-	Hereford and the Market Towns: Housing Land Allocations
Policy H13	-	Sustainable Residential Design
Policy H14	-	Re-using Previously Developed Land and Buildings
Policy H15	-	Density
Policy H16	-	Car Parking
Policy E5	-	Safeguarding Employment Land and Buildings
Policy DR1	-	Design
Policy DR2	-	Land Use and Activity
Policy DR3	-	Movement
Policy DR7	-	Flood Risk
Policy DR10	-	Contaminated Land

### 3. Planning History

3.1	SE2003/2242/F	Proposed Retirement Homes	-	Withdrawn 22.10.03
	SE2003/2245/C	Demolition works to accommodate construction of retirement homes.	-	Withdrawn 22.10.03
	SE2003/3862/F	Three storey sheltered accommodation.	-	Withdrawn 23.03.04
	SE2006/2484/F	Demolition and construction of 5 flats.	-	Withdrawn 21.9.06
	SE2006/2485	Demolition and construction of 5 flats.	-	Withdrawn 21.9.06

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 Environment Agency points out that parts of the proposed development site are located within flood zone 3 (1% annual probability flooding), based on our flood zone maps. The LPA should be satisfied on the Sequential Test, in this instance, in line with Annex D (paragraph D5) of PPS 25 and thereafter information to fulfill parts a and b of the Exception Test. Further to our telephone conversation on 13 March 2007, we require a Flood Risk Assessment (FRA) in line with PPS 25 to comply with part c of the Exception Test.
- 4.2 Welsh Water request that conditions are included with regard to drainage of the site.
- 4.3 Traffic Manager notes that this proposal is now for 4 flats. He has concerns that the turning/manoeuvring space for the 2 car spaces appears minimal and the spaces may be awkward to access and exit from. The proposal is acceptable subject to adequate cycle parking provision for the 4 flats; this should be provided as 4 secure and covered cycle lockers within the site, and the necessary space should be made available. Conditions are recommended.

#### Internal Council Advice

- 4.4 Conservation Manager comments as follows:

"Although the proposed scheme occupies a site which is not prominent from public vantage points, it has been designed with a refreshing level of care and attention to detail. The adoption of a form which echoes the original industrial unit is an intelligent

response and permits more generous, flexible units than the conventional domestic designs generally proposed for backland sites in Ross, which rarely fit in such contexts."

## 5. Representations

5.1 The applicant's agent points out that:

- (i) the canoe store is not listed, is of no architectural or historic merit and detracts from the visual appearance of the Conservation Area
- (ii) the new building has been designed to complement both the immediate context and other nearby developments
- (iii) in addition the amenity of adjacent residents would be greatly enhanced by removal of the B1 building
- (iv) the new building meets PPG3 requirements relating to the most efficient use of land, density and development of brownfield site and part of larger site allocation in UDP as housing land with existing permission.

In addition a Design and Access Statement has been submitted which provides an architectural/historical context for the development with the key design factors being:

- (i) scale of the block will not have overbearing effect on neighbours and be visually subservient to Millpond Street cottages
- (ii) to ensure flats would not be flooded
- (iii) a public sewer crosses the site and requires 2 m easement
- (iv) internal arrangement created to minimise impact on surrounding properties
- (v) external material reflect the context: stone perimeter walls of site retained and blockwork walls rendered; brick side elevations and front and rear elevations finished in a render similar to McCarthy and Stone scheme; slate tiles.

5.2 Town Council's observations are as follows:

"There is insufficient parking and turning space. Vehicles entering the development would need to reverse out on to a busy road. The access is too narrow to facilitate emergency vehicles. The development would exacerbate an already overloaded sewage system and it is considered to be cramming. Recommend refusal."

The full text of these letters can be inspected at Southern Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

## 6. Officer's Appraisal

6.1 Although Policy E5 seeks to retain employment land and buildings this site is part of an area allocated in UDP for housing purposes and as noted above most of the site has already been developed for retirement flats. In addition in this location, hemmed in on 3 sides by residential development, I consider there would be benefits in development for residential purposes. The building has a mixture of materials and the Conservation

Officer accepts that it would be preferable to redevelop the site. The main issues are therefore the effect on the amenities of neighbours and on the character and appearance of the Conservation Area.

- 6.2 The submitted scheme is a revision of that submitted in 2006 (SE2006/2484/F and SE2006/2485/C) which was for a taller 2-storey building. The current proposal is slightly higher than the existing building but this would not have a significant adverse impact on adjoining residents, in particular the occupants of 2 Millpond Street. There would be no window in the north elevation and the existing boundary wall should adequately protect the privacy of Station Street houses in relation to the ground floor window; the cill of the roof lights would be about 2 m above the floor level of the upper flat, obviating direct line of sight with first floor window in the Station Street houses. Adequate lighting of the 3 flats would be achieved through the large windows in the gable end walls.
- 6.3 The scheme is in a modern style but retaining some of the character of the building it would replace. The Conservation Officer considers that the design is both appropriate and attractive, and would make a positive contribution to the character and appearance of this part of Ross on Wye Conservation Area.
- 6.4 It is accepted that parking and turning space is limited. This is however a site close to the town centre and the main bus terminus in Cantilupe Road. The Traffic Manager is satisfied subject to provision of secure cycle parking that the proposals would be acceptable.
- 6.5 A flood risk assessment is currently being undertaken. Based on previous assessments for this site the Environment Agency anticipates that once the necessary information has been submitted "it is likely that we would have no objection" to the proposal. Subject to confirmation in this respect, I consider that the proposed flats would comply with the Council's adopted policies and contribute towards meeting the housing requirements of Ross on Wye.

## RECOMMENDATION

In respect of DCSE2007/0645/F:

**Subject to the Environment Agency withdrawing its holding objection with regard to flooding the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:**

**1 A01 (Time limit for commencement (full permission))**

**Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.**

**2 B01 (Samples of external materials)**

**Reason: To ensure that the materials harmonise with the surroundings.**

**3 G01 (Details of boundary treatments)**

**Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.**

**4 F49 (Finished floor levels (area at risk from flooding))**

**Reason: To protect the development from flooding.**

**5 F32 (Details of floodlighting/external lighting)**

**Reason: To safeguard local amenities.**

**6 H14 (Turning and parking: change of use - domestic)**

**Reason: To minimise the likelihood of indiscriminate parking in the interests of highway safety.**

**7 H29 (Secure cycle parking provision)**

**Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy.**

**INFORMATIVES:**

**1 N19 - Avoidance of doubt**

**2 HN01 - Mud on highway**

**3 HN05 - Works within the highway**

**4 HN10 - No drainage to discharge to highway**

**5 N15 - Reason(s) for the Grant of Planning Permission**

Decision: .....

Notes: .....

.....

**Background Papers**

Internal departmental consultation replies.

**In respect of DCSE2007/0643/C:**

**That Conservation Area Consent be granted subject to the following conditions:**

**1 C01 (Time limit for commencement (Listed Building Consent))**

**Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.**

**2 C14 (Signing of Contract before Demolition)**

**Reason: Pursuant to the provisions of Section 17(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990.**

**INFORMATIVES:**

**1 N19 - Avoidance of doubt**

**2 N15 - Reason(s) for the Grant of Conservation Area Consent**

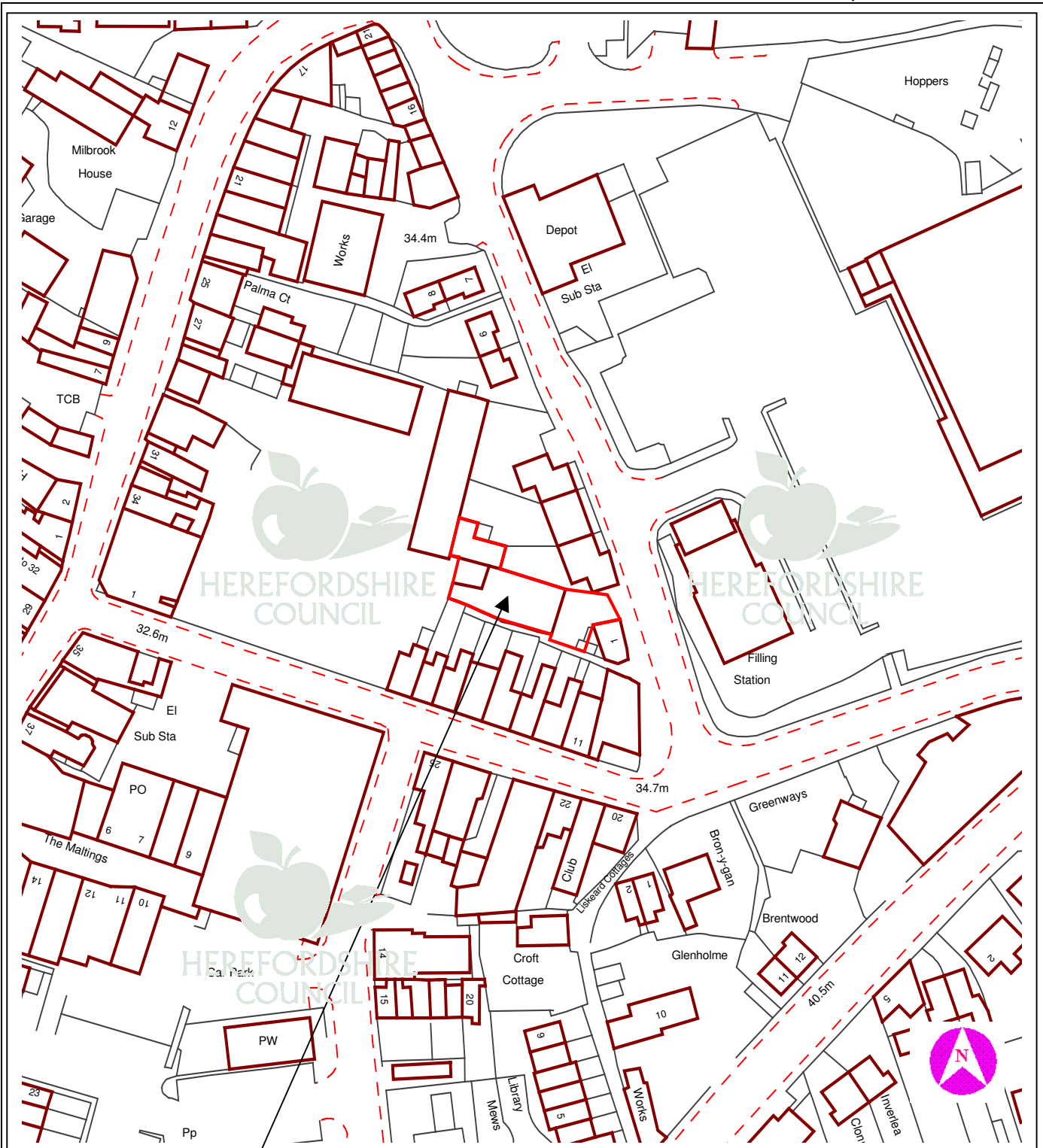
Decision: .....

Notes: .....

.....

**Background Papers**

Internal departmental consultation replies.



This copy has been produced specifically for Planning purposes. No further copies may be made.

**APPLICATION NO:** DCSE2007/0643/C

**SCALE :** 1 : 1250

**SITE ADDRESS :** The Old Canoe Store Mill Pond Street, Ross-on-Wye, Herefordshire, HR9 7AP

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**6A DCSW2007/0099/F - CONVERSION OF REDUNDANT AGRICULTURAL BUILDINGS TO FORM GUEST HOUSE, BUNKHOUSE BARN AND THREE HOUSES, COTHILL FARM, VOWCHURCH, HEREFORD, HEREFORDSHIRE, HR2 0RE.**

**6B DCSW2007/0100/L - CONVERSION OF REDUNDANT AGRICULTURAL BUILDINGS TO FORM GUEST HOUSE, BUNKHOUSE BARN AND THREE HOUSES, COTHILL FARM, VOWCHURCH, HEREFORD, HEREFORDSHIRE, HR2 0RE.**

**For: Mr & Mrs Lloyd per Burton & Co, Lydiatt Place, Brimfield, Ludlow, Shropshire, SY8 4NP.**

**Date Received: 15th January, 2007      Ward: Golden Valley      Grid Ref: 34451, 36073  
South**

**Expiry Date: 12th March, 2007**

Local Member: Councillor J.B. Williams

## **1. Site Description and Proposal**

- 1.1 Cothill Farm is located on the western side of the Class III road (C1206) that links Michaelchurch Escley to the west with Turnastone and the Golden Valley road (B4348) to the east. The C1206 road as it heads westward from the main settlement of Turnastone comprises a series of relatively straight roads with sharp bends. Cothill Farm and other properties, including Dalward Farm, are reached off the C1206 by an unclassified road approximately 175 metres in length, it leads westwards and steeply uphill and has steep banks and hedges on top either side of the single width unclassified road. This junction is almost on the bend of the C1206 thereby reducing the visibility to the right or south-west when joining the Michaelchurch road.
- 1.2 Cothill Farm enjoys a prominent location in the landscape. It comprises the Grade II listed farmhouse, on the south-western side of the complex is a coursed stone rubble stable, again Grade II listed, to the west of the listed farm and forming part of the irregular shaped farmyard are a range of buildings comprising a 3-bay hay barn, linking shelter shed open to the front and supported by oak posts on concrete covered padstones. The building that joins the shelter shed is a threshing barn and cowhouses. The threshing barn has full height draft doors, and is sub-divided from the other elevations, i.e. cowhouses, by stone walling. The final building is a granary and cowhouse north of the listed farmhouse and not forming part of the above mentioned courtyard. It is Grade II listed. The proposal entails the conversion of two buildings on the western side of the farm complex into three dwellings. The hay barn and shelter building will be converted into a Guest House which will be run by the applicants. The building will provide 6 bedrooms on two floors including two lean-to elements on the northern side and a lean-to on the southern or courtyard side. The open six bay shelter will be utilised as a dining room for residents. Car parking for residents will be

in a modern building to the rear or north of the proposed bunkhouse which will have sleeping accommodation downstairs and a kitchen/eating area upstairs.

- 1.3 Houses 2 and 3 are already sub-divided. Parking for house 3 will be to the front of the proposed dwelling, and parking will be to the rear of house 2, accessible by a gap between the threshing barn/cowhouse and stable building to the south-east. Parking was originally proposed to be to the rear of both houses 2 and 3 served by an access track that ran along the southern boundary of the site under the canopy of oak trees. This initial means of access has been revised in accordance with advice received from the Conservation Manager.
- 1.4 House 3 has three bedrooms and house 2 will have four bedrooms. The remaining building, house 1, is the southern-most building and at the entrance to the farm complex. This stone building will provide two bedrooms and utilises an outbuilding to the south for garaging.
- 1.5 A public footpath (TU5) runs through the centre of the farm complex along the line of the existing track that leads northwards splitting the farm complex into two distinct groupings of buildings.
- 1.6 The application was accompanied by a comprehensive Design and Access Statement, structural report, bat survey report and marketing report.

## **2. Policies**

### **2.1 Planning Policy Statement**

- |       |   |  |
|-------|---|--|
| PPS.1 | - | Delivering Sustainable Development     |
| PPS.7 | - | Sustainable Development in Rural Areas |

### **2.2 Herefordshire Unitary Development Plan 2007**

- |               |   |  |
|---------------|---|--|
| Policy HBA.1  | - | Alterations & Extensions to Listed Buildings                   |
| Policy HBA.3  | - | Change of Use of Listed Buildings                              |
| Policy HBA.4  | - | Setting of Listed Buildings                                    |
| Policy HBA.12 | - | Re-use of Traditional Rural Buildings                          |
| Policy HBA.13 | - | Re-use of Traditional Rural Buildings for Residential Purposes |
| Policy S.1    | - | Sustainable Development  |
| Policy S.2    | - | Development Requirements                                       |
| Policy LA.2   | - | Landscape Character and Areas Least Resilient to Change        |
| Policy DR.1   | - | Design   |
| Policy DR.3   | - | Movement   |
| Policy DR.4   | - | Environment  |
| Policy H.7    | - | Housing in the Countryside Outside Settlements                 |

## **3. Planning History**

- 3.1 None identified.

#### 4. Consultation Summary

##### Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

##### Internal Council Advice

- 4.2 Traffic Manager recommends improved visibility splays, particularly to the west, i.e. across existing embankment. A passing place is also required at the western end of the unclassified road, and road widened at junction.
- 4.3 Public Rights of Way Manager states that the proposal does not appear to affect public footpath (TU5).
- 4.4 The Conservation Manager states that the principle of conversion is acceptable subject to works to the 'Guest House' being remedied, the driveways to barns 2 and 3 being deleted and landscaping requiring revision as regards boundary treatment. There are landscape implications as regards treatment of garden areas, new driveway and revised access onto the Class III road. Bat mitigation can be revised as required by colleagues.

#### 5. Representations

- 5.1 A Design and Access Statement was submitted.
- 5.2 The report also includes a list of submitted plans. It is stated that the farm business is of only marginal profitability. Hence need for diversification.

Cothill Farm is on the flat top of a north-west - south-east aligned ridge parallel to the Golden Valley.

Group of buildings enhances the landscape, eight oak trees on the southern side of the farm are also important. Modern buildings are well screened from view. Buildings are arranged around an irregularly shaped farmyard. Most of the buildings are Grade II listed, including the farmhouse.

A section titled 'Preliminary Negotiations with the local planning authority' sets out the history of discussions between the applicants/agents and the local planning authority.

- 5.3 The Design Statement is as follows:

'The proposed design seeks to achieve the applicant's objective of diversifying the farm enterprise whilst safeguarding the special character of this historic site. The design process has involved a detailed assessment of the physical characteristics of the site and of each building. That process has taken account of national and local policy and advice.

This scheme involves a mix of commercial and residential conversions and specifically a Guest House, a Bunkhouse Barn and three houses. Tourist accommodation is seen as the key element as having the potential to provide a non-farming income for the applicants. The Black Mountains/Golden Valley area is renowned for the beauty of the landscape and has attracted visitors for many years. Mrs. Lloyd presently works in the

catering business in this area: she operates the visitor cafe at Dore Abbey and additionally she runs an outside catering business in this area. She therefore has in-depth knowledge of the business and of tourist requirements. She is confident that there is demand for the type of accommodation that is proposed. This takes two forms: firstly high quality Guest House and secondly Bunkhouse Barn. This mix of accommodation would, it is felt, best maximise the tourism potential by catering for a diverse clientele. The scheme will not offer self-catering accommodation as it is understood that there is an over-supply in this area.

The design of each conversion is determined principally by the form, layout and construction of each building and is intended to retain and to enhance its inherent character. The design seeks to clearly express the unique characteristics of each building, to incorporate repair work (as discussed in the Structural Report) and to minimise structural alterations.

The proposed layout has been considered very carefully, in order that two types of land use can be successfully accommodated on the site and in order to preserve its agricultural character. The threshing barn and cattle shelter was chosen for conversion to Guest House on account of its position within the group, the potential useable floorspace and its architectural interest. The stable/granary building was chosen for use as bunkhouse owing to its suitable size and its proximity to the farmhouse, i.e. its ownership would remain with the farm. The remaining two buildings would therefore be used for residential purposes. The threshing barn/cowhouse is capable of conversion to two houses by virtue of its size, construction and layout and the stable/hay loft is proposed to be converted to one house. Each of these three proposed houses can be readily provided with a private curtilage, owing to their position within the group. It is proposed that the main yard shall remain as an open space, in order to protect the setting of these buildings. Finally, it should be noted that the proposed site layout plan (769/04/L1) assigns a use to each of the subsidiary traditional buildings. These provide garage/stores to each of proposed Houses 1, 2 and 3 as well as retaining another with the farmhouse.

Briefly, the design of each proposed conversion can be described as follows. The Guest House provides six bedrooms, each with en-suite facilities. The public rooms are the Lounge, the Entrance Lobby and the Dining Room. The threshing bay is very suitable for use as Entrance Lobby as the wagon-way opening on the yard side is fully glazed to light this space, which is retained open to the apex. The restored cattle shelter is suitable for use as Dining Room as the spaces between the post supports can be satisfactorily glazed. This design includes the formation of five internal door openings, but this is regarded as inevitable if the five subsidiary buildings are incorporated into the design for the Guest House and thus provided with a viable use.

The proposed bunkhouse is a simple design that retains the first floor as one large space as existing and provides at ground floor level three bedrooms (each capable of accommodating up to four bunks) and three bathrooms. The only structural alteration is the proposed east elevation window.

The threshing barn/cowhouse is proposed to be converted to two houses, nos. 2 and 3, the party wall being an existing cross-wall that separates the two agricultural functions. The design for the threshing barn is focussed upon the threshing bay, which is retained as one large open space, to the full dimensions, on plan and to the apex, and providing entrance hall and gallery. Two internal walls are proposed either side of this bay in the position of the raking struts under the beams. The wagon-way openings are expressed: on the yard side by boarding in the form of doors and on the outside by

fully glazing inside the opening. The design proposes the insertion of upper floor structures to either side and the construction of partition walls at first floor level. The lean-to is utilised as shown.

The design for the cowhouse conversion is very simple. At the upper level the floor plan remains as existing, providing large open space accommodation. Similarly, at the lower level the existing plan is retained, and including the posts to the mangers. Partition walls are proposed to provide the usual facilities. We propose no new openings in the external walls and only two new internal openings.

Finally, the stable/hay loft building is proposed to be converted to one house, no. 1. The proposed design involves no structural alterations, other than the formation of a staircase opening in the first floor structure. Partition walls are proposed as shown.'

The Access and Accessibility Statement is as follows:

'Cothill Farm is located about ten miles west of Hereford accessed via the B4349 and B4348 roads. It lies about one mile from Vowchurch and about two miles from the larger village of Peterchurch. It is set back 340m from the public road and is approached via a sealed macadam road. The relative remoteness of the site is a very positive feature in terms of its tourism potential and is likely to play a large part in the marketing of the visitor facilities. It guarantees tranquility and exclusivity.

The private drive joins another, to neighbouring Dolward Farm, shortly before joining the public road at the cattle grid. The junction of this road with the Vowchurch - Michaelchurch road offers excellent visibility towards Vowchurch but limited visibility in the opposite direction. This may be considered acceptable by the Highways Authority owing to the low traffic volumes, the low speeds and owing to a desire to preserve the roadside hedge. However, it should be noted that the applicant owns the land either side of the junction and is therefore able to alter the junction layout to improve visibility should this be considered necessary.

It is proposed that the existing private drive shall be used by all traffic: to the farm and farmhouse, the guest house, the bunkhouse and the three proposed houses. Access within the farm complex will follow the existing roadway to, through and beyond the yard, with branches off to serve each individual building. It is considered that the existing and proposed road layout is satisfactory for this purpose. There is adequate parking and garaging provision for all occupants and visitors.

Pedestrian access within the site uses the roadways, adjacent verges or yards and is considered acceptable owing to the very low traffic speeds. Disabled access is available to all parts of the site as it is a level site. The internal layout of each proposed building complies with Part M of the Building Regulations.

The site layout plan indicates the proposed use of all parts of the site, including private garden areas to the three houses, parking and garaging, and the shared accesses. All of the existing trees on the site shall be retained.'

5.4 In a letter that accompanied the application the applicant's agent states:

- project developed over period of 10 years
- traditional upland stock farm
- mix of commercial and residential development proposed
- given remoteness, feasible use is tourism

- one complex will be converted to a luxury Guest House and the other to a Bunkhouse for cyclists and walkers
- conversion of other buildings to 3 houses is a means of financing the tourism development
- exceptional project given
  - i) quality of buildings' completeness and contribution to landscape
  - ii) listed status
  - iii) dilapidation and inherent cost of repair of stone slated roofs
  - iv) opportunity to diversify

5.5 A bat survey and marketing report also accompanied the above covering letter and separately submitted Design and Access Statement.

5.6 In a letter dated 13th March, 2007 accompanied by revised plans, the applicant's agent states:

have revised design as follows:

- Guest House door openings omitted, direct access from bedrooms 1, 3 and 4 not possible now, accepted as a compromise arrangement
- house 3, cross wall plinth and sole plate retained, i.e. not cut through for openings. Stairs are provided in order to gain access
- shelter, oak posts will be inspected, new padstones provided and oak splicing if required
- the Pigscots, expressed by timber post and boarded wall
- hedgerow removed as required in front of House 1
- driveway to houses 2 and 3, used by tractors only to be two strips of stone
- will provide two passing places as required
- confirm clients own either side of junction of unclassified road and classified road. Will carry out works, but would add that traffic speeds may increase as a result.

5.7 In a further letter dated 29th March, 2007, accompanied by revised plans, the applicant's agent states:

- driveway to houses 2 and 3 has been removed (Landscape Officer's concern). Access wall between houses 1 and 2 for house 2, and parking to front of house is, i.e. in courtyard
- is it possible to re-visit visibility requirements at junction of Michaelchurch road?

5.8 Turnastone Parish Council supports the application.

5.9 Four letters of representation were received from:

Mr. A.J. Warsap, Llaneth House, Newton St. Margarets, HR2 0RF  
M. T. Price & Son, Dolward Farm, Turnastone, HR2 0RE  
Mr. C. Drury, Ladywell House, Turnastone, HR2 0RE  
Mrs. S. Harvey, Ladywell Cottage, Turnastone, HR2 0RE

The following main points are raised:

- in principle support application
- traffic hazard at junction

- increase in traffic, particularly on stretch of road up to my property, two vehicles have gone into hedge in last 16 months
- co-share unclassified road (175 metres long, drops 23 metres in altitude)
- needs to be widened for 50 metres at western and eastern ends (given blind bends at either end, dangerous backing up
- three-fold increase in traffic
- scheme destroys present (listed) state, remain as a gem not a housing development
- prominent in landscape
- need for parking, turning areas, car parks, sheds and drainage, etc. given number of residents
- need for agricultural buildings if farming continues
- one building could possibly be converted if it fits in.

The full text of these letters can be inspected at Southern Planning Services, Garrick House, Widemarsh Street, Hereford and prior to the Sub-Committee meeting.

## **6. Officer's Appraisal**

- 6.1 The main issues are considered to be the principle of conversion of these Grade II listed buildings, the means of access and the ecology of the site.
- 6.2 The range of buildings comprises a fine group of buildings of high quality that contribute significantly to the landscape of the area. These buildings are visible when leaving the eastern side of St. Margarets going towards Turnastone. The scheme proposed reduces to a minimum the number of new openings, for example there is only one rooflight proposed and that is on the south-western roof slope of the largest building on the site that will provide two dwellings (i.e. houses 2 and 3). Existing outbuildings are utilised for car parking/storage where possible and practicable. Therefore, it is not considered that the scheme will detract from the amenity of this hilltop location, not detract from the setting of this fine group of buildings. Parking and turning areas will be restricted essentially to those areas previously used by farm vehicles. There would be control of curtilage development by the fact that all the buildings are Grade II listed and that permitted development rights will be removed as is customary.
- 6.3 The scheme has been revised twice, initially to address issues raised by the Conservation Manager with regard to the Guest House and the number of new openings proposed and in relation to House 3 and the removal of part of the cross-wall plinths and soleplates. The second matter related to the provision of a track on the southern boundary of the site which would have compacted the roots of oak trees on the southern side of the farm complex. An alternative means of access has been provided off the existing main track that will serve all the units of accommodation, including the farmhouse.
- 6.4 The means of access is the major issue of concern to local residents who share the use of the unclassified road that leads part way up the hill to Cothill Farm and to residents living further to the east of the junction of the unclassified road and C1206 road. Visibility to the left or east for traffic joining the C1206 is good, traffic heading westwards, i.e. towards Michaelchurch, will see emerging traffic. Traffic heading towards Turnastone will meet emerging vehicles on the unclassified road (i.e. from Cothill Farm) after negotiating a tight almost hairpin bend. Visibility can be improved by providing a visibility splay of 2.4 metres by 60 metres, this though will result in the loss of a bank and hedgerow. It could also speed traffic up travelling towards

Turnastone as motorists will enjoy marginally better forward visibility. It is considered on balance that in the interests of highway safety as required by policies in the Unitary Development Plan, improvements should be undertaken that will regrettably remove hedgerow and will introduce a new configuration of bank. The Conservation Manager is concerned about this possibility, however, this could be ameliorated by the introduction of new hedge. It is not considered that the removal of 100 metres of banks and hedges on the unclassified road, as recommended by a local resident is environmentally acceptable nor wholly necessary. The Transportation Manager requests that a passing place be provided at the western end for east bound traffic and a widening of the mouth of the junction in order to allow vehicles to pass one another.

- 6.5 The final issue relates to ecology. The Building Conservation Officer has not confirmed in writing that the revised scheme is acceptable, but is understood to support the scheme. However, the Ecologist is concerned about the location of bat lofts, which is on the basis of discussion with the Building Conservation Officer. The Building Conservation Officer is concerned more particularly to the Bunkhouse in what is an open span space, however, given the need for mitigation it is understood the scheme can be supported. It should also be noted that an additional building has been provided now to the rear of house 3 which cannot now be used for garaging, it could possibly be used by bats. It is this matter that needs to be finalised before planning permission and listed building consent could be granted.

## **RECOMMENDATION**

**In respect of DCSW2007/0099/F**

**That subject to further details for mitigation measures for bats in buildings on the site, the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following conditions and any additional conditions considered necessary by officers:**

- 1. A01 (Time limit for commencement (full permission))**

**Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.**

- 2. B01 (Samples of external materials)**

**Reason: To ensure that the materials harmonise with the surroundings.**

- 3. C02 (Approval of details)**

**Reason: To safeguard the character and appearance of this building of architectural and historical interest.**

- 4. RB1 (No Permitted Development)**

**Reason: To ensure the character of the original conversion scheme is maintained.**

- 5. E08 (Domestic use only of garage)**

**Reason: To ensure that the garage is used only for the purposes ancillary to the dwelling.**



6. E31 (Use as holiday accommodation)

Reason: In order to define the terms to which the application relates.

7. G04 (Landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

8. G05 (Implementation of landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

9. G01 (Details of boundary treatments)

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

10. G18 (Protection of trees)

Reason: To ensure adequate protection to existing trees which are to be retained, in the interests of the character and amenities of the area.

11. H03 (Visibility splays)

Reason: In the interests of highway safety.

12. Development shall not begin until details of improvements to the junction of the unclassified road with the C1206 road have been submitted to and approved in writing by the local planning authority, such works shall include two-way passing at the eastern end of the unclassified road and a passing place on the northern side of the western end of the unclassified road. These works shall be carried out to the satisfaction of the local planning authority before first occupation of any of the dwellinghouses and or holiday accommodation units.

Reason: In the interests of highway safety.

**Informative(s):**

1. N19 - Avoidance of doubt

2. N15 - Reason(s) for the Grant of Planning Permission

Decision: .....

Notes: .....

**Background Papers**

Internal departmental consultation replies.

In respect of DCSW2007/0100/L

That subject to further details for mitigation measures for bats in buildings on the site, the officers named in the Scheme of Delegation to Officers be authorised to issue listed building consent subject to the following conditions and any additional conditions considered necessary by officers:

1. C01 (Time limit for commencement (Listed Building Consent))

Reason: Required to be imposed by Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. B01 (Samples of external materials)

Reason: To ensure that the materials harmonise with the surroundings.

3. C02 (Approval of details)

Reason: To safeguard the character and appearance of this building of architectural and historical interest.

Informative(s):

1. N19 - Avoidance of doubt

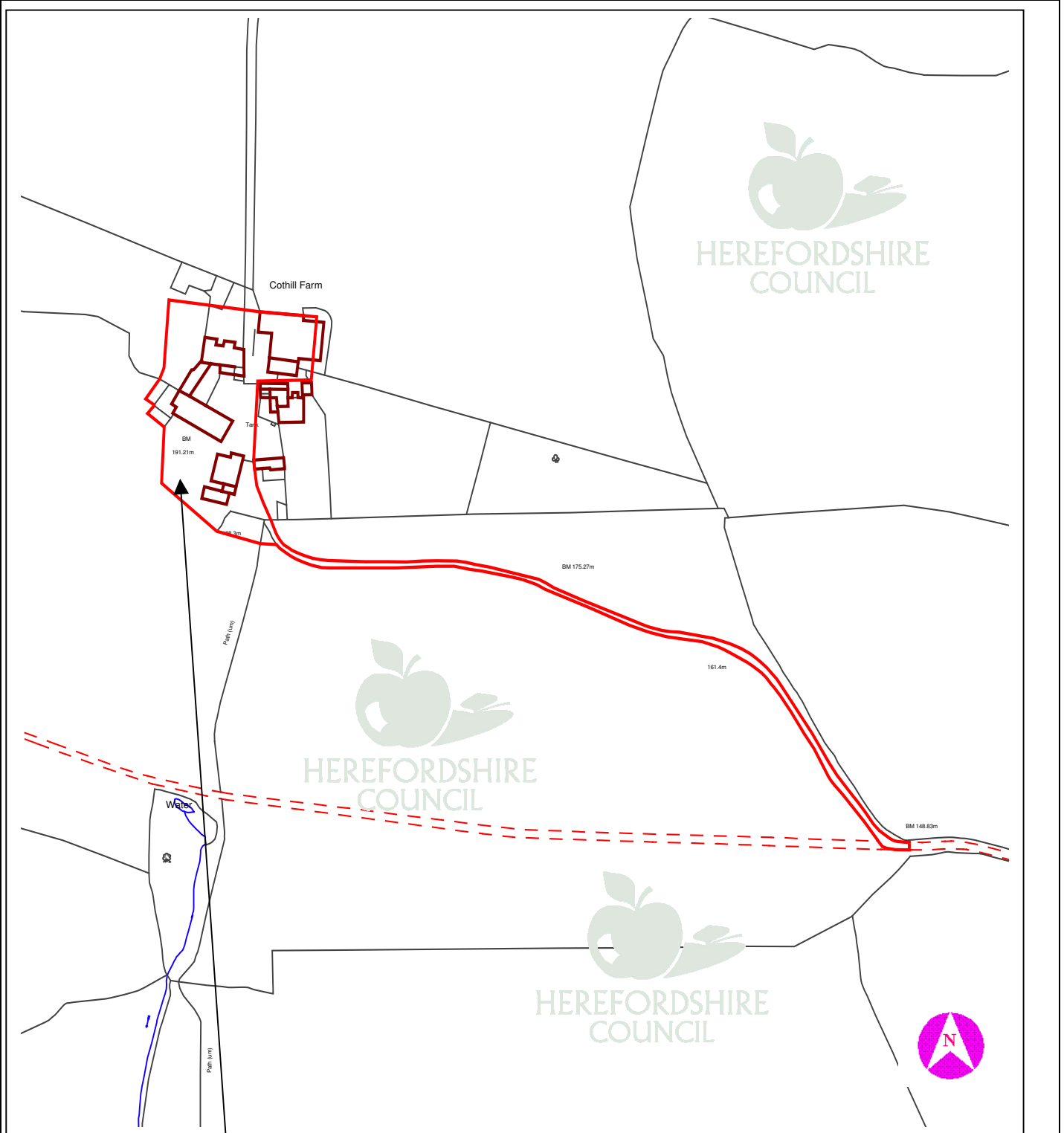
2. N15 - Reason(s) for the Grant of Listed Building Consent

Decision: .....

Notes: .....

**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSW2007/0099/F

**SCALE :** 1 : 2500

**SITE ADDRESS :** Cothill Farm, Vowchurch, Hereford, Herefordshire, HR2 0RE

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