

AGENDA

Planning Committee

Date: Wednesday 24 February 2010

Time: **10.00 am**

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

Hereford

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

For any further information please contact:

Pete Martens, Committee Manager Planning & Regulatory

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If you would like help to understand this document, or would like it in another format or language, please call Pete Martens, Committee Manager Planning & Regulatory on 01432 260248 or e-mail pmartens@herefordshire.gov.uk in advance of the meeting.

Agenda for the Meeting of the Planning Committee

Membership

Chairman Vice-Chairman Councillor TW Hunt Councillor RV Stockton

Councillor ACR Chappell

Councillor PGH Cutter Councillor H Davies Councillor GFM Dawe Councillor DW Greenow Councillor KS Guthrie Councillor JW Hope MBE Councillor B Hunt Councillor RC Hunt Councillor G Lucas Councillor RI Matthews Councillor JE Pemberton Councillor AP Taylor Councillor DC Taylor Councillor WJ Walling Councillor PJ Watts Councillor JD Woodward

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The Council's Members' Code of Conduct requires Councillors to declare against an Agenda item(s) the nature of an interest and whether the interest is personal or prejudicial. Councillors have to decide first whether or not they have a personal interest in the matter under discussion. They will then have to decide whether that personal interest is also prejudicial.

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AGENDA

		Pages
1.	APOLOGIES FOR ABSENCE	
	To receive apologies for absence.	
2.	NAMED SUBSTITUTES (IF ANY)	
	To receive details any details of Members nominated to attend the meeting in place of a Member of the Committee.	
3.	DECLARATIONS OF INTEREST	
	To receive any declarations of interest by Members in respect of items on the Agenda.	
4.	CHAIRMAN'S ANNOUNCEMENTS	
	To receive any announcements from the Chairman.	
5 .	ITEM FOR INFORMATION - APPEALS	1 - 4
	To be noted.	
6.	DCNE00091639F - TACK FARM EQUESTRIAN CENTRE, ULLINGSWICK, HEREFORD, HR1 3JQ	5 - 12
	Proposed warm up ménage, extend existing ménage and new site office/public address system.	
	Ward - Frome	
7.	DMNE/092960/FH & DMNE/092961/L - HOMESTEAD, PUTLEY GREEN, PUTLEY, LEDBURY	13 - 18
	Single storey extension to existing dwelling (following demolition of existing outbuilding) together with internal alterations.	
	Ward - Frome	
8.	DATE OF NEXT MEETING	
	Provisional Site Inspection Date - 16 March 2010	
	Next Meeting of the Planning Committee - 17 March 2010	
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MEETING:	PLANNING COMMITTEE
DATE:	24 FEBRUARY 2010
TITLE OF REPORT:	ITEM FOR INFORMATION - APPEALS

APPEALS RECEIVED

Application No. DMCW /091666/F & DCCW0009/1790/F

- The appeal was received on 1 February 2010
- 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 P Mammatt
- The site is located at 129 Kings Court, Kings Acre Road, Hereford, Herefordshire, HR4 0SP
- The development proposed is Construction of balcony with patio doors.
- The appeal is to be heard by Householder procedure

Case Officer: Mr P Clasby (01432 261947)

Application No. EN2009/00914/ZZ

- The appeal was received on 2 February 2010
- The appeal is made under Section 174 of the Town and Country Planning Act 1990 against the service of an Enforcement Notice
- The appeal is brought by Mr Charles Smith
- The site is located at The Deep Litter Shed, Eccles Green, Norton Canon, Hereford, HR4 7BH
- The breach of planning control alleged in this notice is Without planning permission the unauthorised material change of use of agricultural land to a use for the stationing of a caravan for residential purposes, together with associated operational development in form of the construction of a driveway, turning area and erection of a storage shed.
- The requirements of the notice are:
- 1) Plant a replacement hedgerow 16.6 metres in length in the location of the removed section of hedgerow in the northwest boundary. Plant 100 number of shrubs in total. Hedging plants are to be 600-800 mm high bareroot, healthy and vigorous transplants to be planted in a double staggered row, 400mm apart, and 6 plants per linear metre. The species mix as follows:

Hazel/Corylus avellana 50% (50 shurbs)

Hawthorn/Crataegus monogyna 20% (20 shurbs)

Blackthorn/Prunus spinosa 14% (14 shurbs)

Holly/llex aquifolium 11% (11 shurbs)

Dog rose/Rosa canina 5% (5 shrubs)

The appeal is to be heard by Hearing

- 2) Permanently cease the residential use of land subject to this noitce and
- 3) Permanently remove the caravan and portable toilet from the land
- 4) Demolish the wooden storage shed and remove all resulting material from the land Subject of this notice
- 5)Take up all hardsurfacing and remove from the land
- 6) Restore the land to its previous agricultural condition by levelling the earth and reseeding with

Case Officer: Mr P Mullineux (01432 261808)

Application No. DMNC /092074/FH

- The appeal was received on 5 February 2010
- 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 T Huckerby
- The site is located at Churchlands, Tedstone Delamere, Herefordshire, HR7 4PR
- The development proposed is Demolition of pole barn and erection of garage and tractor store.
- The appeal is to be heard by Householder

Case Officer: Mr A Banks on 01432 383085

APPEALS DETERMINED

Application No. DCCE0009/1556/F

- The appeal was received on 15 December 2009
- 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 Miss Trudy Spratling
- The site is located at No 1 Haven Cottages, Bartestree, Hereford, Herefordshire, HR1 4BX
- The application dated 30 April 2009 was refused on 17 September 2009
- The development proposed was Erection of open lap fencing to front of property to a height of
- The main issue is the effect on conditions of highway safety

Decision: The application was refused under delegated powers on 17 September 2009

The appeal was dismissed on 2 February 2010.

Case Officer: Ms R Jenman 01432 261961

Application DCNE2009/0253/F

- The appeal was received on 2 September 2009
- 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 Roger Cole
- The site is located at Hall House Farm, Gloucester Road, Ledbury, Herefordshire, HR8 2JE
- The application dated 4 February 2009 was refused on 22 May 2009
- The development proposed was Proposed two, three-storey extensions and re-modelling.
- The main issue is the effects of the proposed development on the character and appearance of the existing building and on the area.

Decision: The application was refused under delegated powers on 22 May

The appeal was allowed on 21 January 2010.

Case Officer: Mr C Brace 01432 261795

Application No. EN2009/0076/ZZ

- The appeal was received on 10 September 2009
- The appeal is made under Section 174 of the Town and Country Planning Act 1990 against the service of an Enforcement Notice
- The appeal is brought by Mr James Rogers
- The site is located at Rose Cottage, Acton Beauchamp, Worcester, WR6 5AA
- The breach of planning control alleged in this notice is:

The painting of the Grade 2 Listed Building in pink colour is considered to be inappropriate and has an adverse impact on the special interest of this 17th/18th Century box timber cottage whose plaster panels were previously painted white/off-white. As such, the works are considered to be contrary to the Central Government Advice contained within Planning Policy Guidance Note 15 entitled "Planning and the Historic Environment" and Policy HBA1 of the Herefordshire Unitary Development Plan 2007.

• The requirements of the notice are:

Paint all those areas of the Grade II Listed cottage that have been painted pink with white masonry paint.

The main issue is that the external painting affects the character of a listed building.

Decision: The appeal was dismissed on 5 February 2010

Case Officer: Mr R Close on 01432 261803

Application No. DMDCN/090759/L DCNE2009/0746/L

- The appeal was received on 2 December 2009
- 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 Rogers
- The site is located at Rose Cottage, Acton Green, Acton Beauchamp, Worcester, He, WR6 5AA
- The application dated 27 March 2009 was refused on 26 May 2009
- The development proposed was Painting of exterior render.
- The main issue is that the external painting affects the character of a listed building.

Decision: The application was refused under delegated powers.

The appeal was dismissed on 5 February 2010.

Case Officer: Mr R Close on 01432 261803

Application No. DMDS /091678/A DCSW0009/1590/A

- The appeal was received on 29 October 2009
- 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 Juliette Allen
- The site is located at In Field Adjoining The South W, Near Poston Court, Vowchurch, Hereford
- The application was refused on 4 September 2009
- The development proposed was Rectangular free standing sign for The Boughton Arms, Peterchurch -
- The main issue is that the displaying of the advertisement is detrimental to the interests of amenity and public safety.

Decision: The application was refused under delegated powers.

The appeal was dismissed on 10 February 2010.

Case Officer: Mrs A Tyler on 01432 260372

Application No. DMNC /091547/A DCNC0009/1515/A

- The appeal was received on 28 October 2009
- 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 Primesite Ltd
- The site is located at Saffrons Cross Garage, Bodenham, Hereford, Herefordshire, HR1 3LE
- The application was refused on 25 August 2009
- The development proposed was Proposed erection of one internally illuminated double sided pole
- The main issue is the effect of amenity, with particular regard to the setting of nearby listed buildings.

Decision: The application was refused under delegated powers.

The appeal was dismissed on 9 February 2010.

Case Officer: Mr N Banning on 01432 383093

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



MEETING:	PLANNING COMMITTEE
DATE: 2	24 FEBRUARY 2010
F	DCNE0009/1639/F - PROPOSED WARM UP MÉNAGE, EXTEND EXISTING MÉNAGE AND NEW SITE OFFICE/PUBLIC ADDRESS SYSTEM AT TACK FARM EQUESTRIAN CENTRE, ULLINGSWICK, HEREFORD, HR1 3JQ For: Mr & Mrs Pedro Per Mr D Jerrison, 163 Hall Green Road, West Bromwich, West Midlands, B71 2DZ

Ward: Frome Date Received: 17 July 2009 Grid Ref: 359789,249390

Expiry Date: 11 September 2009 Local Member: Councillor PM Morgan,

Introduction

At its meeting on 18 November 2009, the Northern Area Planning Sub-Committee deferred determination of this application. Members were seeking an acoustic assessment of the public address system, more information of the number of events, comment upon the road system difficulties and comment upon criticism that the plans of the parking were inaccurate.

The following response was received from the applicants' agent.

"The public address system as indicated on the drawing and referred to in the "Design and Access" statement, is the existing system reused but located in a new office and sited at 90deg to its existing position, on the north side of the ménage. The existing office is used as a café.

It is not and never has been, the intention to install a new public address system, merely to reuse the existing, (for which planning permission exists), in a new location and in a new office.

Whilst I agree that the wording on the application may be confusing, and I apologise for this, it was not a deliberate intention to mislead, in fact I understand that you met the client during your site visit, who made it perfectly clear what the intentions were.

For the above reasons we find it unnecessary to employ the services of an acoustic engineer.

With regard to the difficulties experienced in the lanes, may I respectfully point out that it was the previous owner of Tack Farm who applied for, and was granted permission, to turn Tack Farm into an Equestrian Centre, and as I have said in the "Design and Access" statement, there is no intention to increase the number of events taking place or to increase the number of vehicles entering and leaving Tack Farm on event days.

Again it is not my client's intention to increase the number of events, merely to improve the conditions for the existing events.

I am not sure what buildings other than what is shown on drawing 793/03 that there are, my client tells me that what is shown is correct.

With regard to the parking, I am informed by the client that vehicles usually park on the stoned area immediately outside of the farmhouse and then walk to the ménage, any overflow of vehicles park on the grass area surrounding the hard standing.

In conclusion, I would suggest that my client is merely seeking permission to increase the existing holding area to form a "warm up" area to comply with the standards of the BHS and BSJA.

The client also wishes to relocate the existing public address system into a new office in a new location.

Should you require further clarification, please do not hesitate to contact me."

In terms of Members questions this response appears not to provide any new information merely reiterating previous submission. Nevertheless the recommendation remains for approval.

The original report to that sub-committee follows:-

1. Site Description and Proposal

- 1.1 Tack Farm lies to the south of the C1118 approximately 6 miles south west of Bromyard. It lies within an undulating pastoral landscape with large open fields demarcated by mature hedgerows.
- 1.2 The proposal is to extend the existing ménage area used for show jumping by 22.5m, and to create a new warm up area adjacent to this, measuring approximately 63.6m x 29.5m. These would be fenced with post and rail fencing. The new site office and PA system is already in place at the north end of the menage.

2. Policies

2.1 Herefordshire Unitary Development Plan

S1 - Sustainable development
 S2 - Development requirements
 S8 - Recreation, sport and tourism

DR1 - Design
DR4 - Environment

LA2 - Landscape character and areas least resilient to change RST1 - Criteria for recreation, sport and tourism development

3. Planning History

NE08/1244/F Retrospective application for creation of surfaced show jumping area and

change of use of saddlery to dormitory. Approved July 2008.

NE05/2774/F Erection of cross country jumps to include additional use of land. Approved

October 2005.

NE04/4231/F As above – withdrawn April 2005.

NC03/3755/F Upgrade of access track to a stone surface. Approved March 2004.

NC01/2391/F Conversion of existing farm buildings to formation of schooling area, 40m x

20m. Approved November 2001.

4. Consultation Summary

Statutory Consultees

4.1 None

Internal Council Advice

4.2 Environmental Health and Trading Standards – No objection to proposed development. I understand that the existing public address system is being moved so as to reduce any nuisance to neighbours. The PA system is of very low power and does not need to be used at any great volume as the events attract quite a small audience and no one needs to be any great distance from the speaker. I do not consider that there is sufficient justification for any conditions limiting the noise from the system, except possibly that "the prior consent of the LPA should be sought before replacing the PA system". This would give us the opportunity to ensure that the system is not upgraded to something more powerful.

In any case, any complaints can be investigated with a view to enforcement action as a statutory nuisance (Environmental Protection Act 1990).

There have been no complaints since the original planning approval.

4.3 Transportation Manager- No objection, but would have concerns about any intensification which would increase the volume of traffic and/or the frequency of events at this location. If this were to be the case advise submission of Transport Assessment to consider this in further detail. Hedges should be trimmed back to improve visibility and surface bound to prevent gravel and loose material being displaced onto the highway.

5. Representations

5.1 Much Cowarne Group Parish Council comment:

"Tack Farm is in Moreton Jeffries which is part of the Much Cowarne Group Parish Council.

We commend Mr and Mrs Pedro who are trying to build up a successful business and we do not object to the construction of the proposed ménages.

However, we believe the proposed additions in the planning application will attract more customers to Tack Farm and we are concerned about the impact this may have on their neighbours.

At present there are problems with traffic attending events and noise from the existing public address system.

The majority of the surrounding lanes are 'single track' with limited passing places. Mrs Pedro has previously suggested a voluntary 'one way' system for her customers using the site, but this has not happened. In reality we think a voluntary system is unlikely to ever succeed.

If this application is passed we believe there should be a condition that more passing places are constructed on the lanes. This should not only help local traffic, but will also allow horseboxes and trailers to pass as they come and go from sequential events.

The present public address system is very intrusive to neighbours. The address system is used at events which tend to coincide with when neighbours are having their leisure time. The public address system has only two speakers which are mounted high. The commentary not only disturbs immediate neighbours but can also be heard word for word at Moreton Jeffries about 1 mile away. We wonder if more lower wattage speakers mounted at ground level would reduce the sound travelling. Just measuring the decibels is useless in this case.

If this application is passed we believe there should be a condition that before any public address system is used there should be a professional assessment by sound engineers to minimise the noise on Tack Farm's neighbours.

In summary we do not object to this application if steps are taken to ease the impact on Tack Farm's neighbours. They have suffered with little complaining, but this application has brought things to a head. The thought of an unacceptable situation made worse cannot be allowed to happen. Hereford Council needs to consider the effect of this noise onslaught on an otherwise sleepy hollow tranquil location which some people have carefully chosen to live in, paid a lot of money for their properties and probably many now wish they had not!

We understand that if this is not resolved some of the locals are talking of forming a group to go to Court."

5.2 Ocle Pychard Parish Council comment:

"Background

In view of the significant local disquiet and a history of disruption and complaint resulting from activities at Tack Farm, a public meeting was held on Friday August 28 to enable councillors to measure local opinion and to facilitate an exchange of understanding between the applicant and the local community.

The meeting was attended by Parish Councillors, the applicant, and in excess of 30 local residents and the application was discussed at great length. It was made plain by residents that they had no objections to the Equestrian Centre itself, or to the physical location of the new menage, and they accepted that if too many restrictions were placed on the business there was a possibility that it might fail. Nonetheless it soon became apparent, as at previous discussions, that the lives of many Villagers are being seriously affected by noise and light pollution, and by serious traffic congestion.

The Parish Council fully supports those Villagers and would ask that the whole of Herefordshire Council does everything it can to improve their quality of life.

The principle issues of concern were as follows:

Application errors:

The application itself is inaccurate in as much as there are errors relating to the description of the site, there are errors as to the number of parking spaces and vehicles using the site, there are errors as to the number of pre-existing and new buildings and their locations, and there is no provision for the removal of the inevitable waste products that will follow from the new and extended ménages.

The applicant has applied for permission to install a new PA system, but stated at the public meeting that this was not her intention and that she actually wanted to improve the existing arrangements.

The feeling of those who attended the meeting was that this particular application should be withdrawn, and that a more accurate submission should follow in due course.

The New PA System:

As regards the proposal for a PA system, past experience has demonstrated that the local environment will not sustain the use of the current system without significant intrusion of noise into the surrounding area. This severely compromises the amenity of immediate neighbours and, due to the local topography, to people living within a distance of more than a mile radius under certain conditions. This is unacceptable, particularly as its use it primarily at weekends when personal amenity is at optimal value. This has been the subject of various complaints to the owners, the Parish Council and the Environmental Health department. Environmental tests have been carried out in response to earlier complaints, however these only measured noise levels in the immediate vicinity. The problem is associated primarily with those dwellings above the level of the site, and thus affects the majority of local homes.

It was suggested that the noise problem could be addressed by having an acoustic specialist visit the site and make appropriate recommendations as to the numbers and locations of loudspeakers being used. The applicant has agreed to have such a review carried out, and the Parish Council feels that this should be made a pre-requisite of any permissions that might be granted. It is understood that similar difficulties arose at the Three Counties Show at Malvern, and that they were solved once a sound engineer had been called in to assist.

Traffic Matters:

The excess traffic experienced as a consequence of past planning approval far exceeds anticipated volumes. The road, which is also used by agricultural vehicles, is frequently blocked by horse transports which are often unable to reverse, and is an impediment to domestic and rural activities as well as emergency services. This is costly to the Council as the frequent refurbishment of ditches and culverts is becoming more and more necessary. As an indication of the problems faced by residents it should be noted that a recent refurbishment and placement of bollards was damaged by a farm vehicle within twenty four hours of completion. The additional ménage will facilitate an increase in activity and consequent road congestion. Emergency vehicles have already been compromised in access due to traffic problems. In addition, recent use of paramedics and the air ambulance has increased, following several incidents on Tack Farm.

The road through Ullingswick from the A417 on one side, and the A465 on the other, is not wide enough for two-way traffic when the vehicles concerned are 4 x 4s or horse boxes and trailers or agricultural vehicles. It has long been suggested that event traffic should be operated on a one way system to eliminate the problems that arise when events are being held. It is understood that the need for such a system has been accepted by the applicant but she has failed to gain compliance from site visitors.

It is inconsistent for the Unitary Development Plan to determine that Ullingswick has insufficient infrastructure to be suitable for housing development and then to allow significant expansion of a business development like Tack Farm, which creates similar demands without addressing the environmental and human issues.

Waste Disposal:

The proposal makes no provision for additional waste disposal and yet the disposal of waste from Tack Farm has been a major issue and has been the subject of repeated calls from the Parish Council to the District Council

Visual Considerations:

The visual aspect of the development is a lesser issue but also of concern. The ménage and buildings are visible beyond the environs of Tack Farm. This is contrary to the

recommendations of the former environmental report in respect of planning application ref: DCNE2005/2774/F. The issue of light extrusion from the permitted ménage and training are arc lights is intrusive to dwellings in the vicinity. Herefordshire Council having endorsed our Village Plan, will be aware of the expressed desire to promote Ullingswick Village as an area of natural beauty. This has been the subject of discussion in the progressive development of the plan, notwithstanding that part of the village is already designated as a conservation area.

As stated above, the view of those attending the public meeting and the views of the wider community are endorsed by the Parish Council. It is strongly felt that given the extensive level of development permitted in recent years this must now be the subject of control and the intrusion into the living and amenity of the public in general is unacceptable and must be addressed with appropriate controls on noise and traffic. Such action can be taken without compromise to the current business activity of Tack Farm, and would be of significant benefit to the local community in restoring their amenity."

5.3 Objections have been received from the following residents of Ullingswick,

Mr Alastair J. Telford, Dip.Arch.(Birm.)ARIAS, Blest Acre, Ullingswick, Herefordshire HR1 3JQ Mrs S Dalton, Upper Court, Ullingswick, Hereford HR1 3JQ Mr and Mrs Wilson, The Old Rectory, Ullingswick HR1 3JQ Mr and Mrs Spencer, Dora Cottage, Ullingswick, Herefordshire HR1 3JQ Mr and Mrs ER White, Lower Court, Ullingswick, Herefordshire, HR1 3JQ Mrs JM Bridges, Townsend House, Ullingswick, Herefordshire HR1 3JQ Dr AK Barlow, Hill View, Ullingswick, Herefordshire HR1 3JQ Mr NG Stevens, Fair View, Ullingswick, Herefordshire HR1 3JQ Dr J Stevens, Fairview, Ullingswick, Herefordshire HR1 3JQ Mr and Mrs D Bedwell, Greencroft, Ullingswick, HR1 3JQ

The objections are summarised as follows;

- The proposal represents over development in terms of the impact upon the local highway network. The combination of larger vehicles/trailers on narrow roads with limited passing places has increased the risk of accidents and lead to damage of both the verges and ditches.
- 2. The public address, particularly at weekends and bank holidays is detrimental to the amenity of local residents. It is considered that the requirement of condition 4 of the previous permission NE08/1244/F has been breached. The present system is intrusive and can be heard up to a mile away.
- 3. The need to extend the facilities to meet British Show Jumping Association requirements suggests events will differ from now, attracting more visitors. There are currently 8/10 events per month and whilst the numbers of vehicles attending each one may not increase, the number of events may.
- 4. There has been an increase in parking provision over a number of applications.
- 5. Critical of answers/comments in application form and Design/Access statement.
- 6. Light pollution.
- 7. There is retrospective development not applied for.
- 8. Waste disposal problems.
- 5.4 The Design/Access statement advises that the application is required to meet British Show Jumping Association health and safety requirements and minimum standards. The new PA

system/office is located on the north end of the arena facing speakers away from the nearest neighbours. The maximum number of vehicles at any given time will be 35, made up of private cars and horse boxes.

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

6. Officer's Appraisal

- 6.1 There appear to be three main issues for consideration in this case, the traffic issue, noise issue and landscape impact.
- 6.2 The application is for the extension of facilities to comply with minimum standard requirements of the British Show Jumping Association. There is no intention to increase the frequency of events nor the nature of the events. Notwithstanding that, there is currently no limit on these. Whilst the transportation manager would be concerned, as would many local residents, if traffic volumes increased, this application in itself would not necessarily result in this.
- 6.3 The office building has already been positioned at the north end of the jumping area and the PA system is in place. Although the description of development includes the PA system, it does not amount to development and does not therefore require planning permission. Control of this, should nuisance occur, would be via the Environmental Protection Act 1990. The Environmental Health Officer has no objection to the proposal.
- 6.4 In landscape terms the additional coverage with riding areas does not have a materially different impact such that it is considered to be contrary to policy LA2.
- 6.5 Given the general support for equine development contained within PPS7, the criteria in policy RST1 and the lack of restriction on number of events, the proposal is considered to comply with relevant policies and is therefore recommended for approval.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

1 A01 Time limit for commencement (full permission)

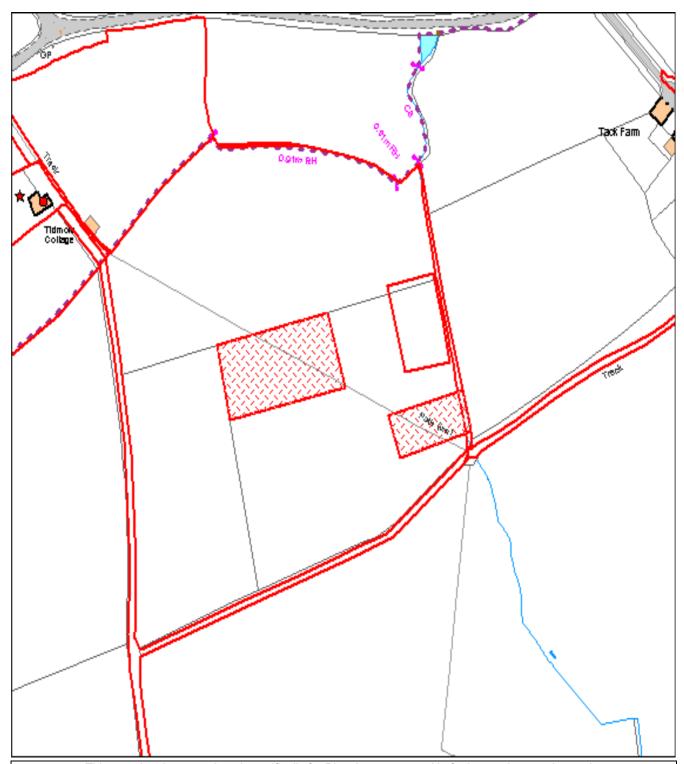
INFORMATIVES:

- The applicants are advised to operate the on-site PA system in such a manner as to avoid a statutory nuisance to occupiers of nearby residential properties. Failure to do so could lead to action under the Environmental protection Act 1990. Similarly any proposal to change the system should be discussed with an Environmental Health Officer beforehand to avoid such occurrence.
- 2 N15 Reason(s) for the Grant of Planning Permission
- 3 N19 Avoidance of doubt Approved Plans

Decisio	on:	 	 	 	
Notes:		 	 	 	

Background Papers

Internal departmental consultation replies.



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APPLICATION: DCNE0009/1639/F

SITE ADDRESS: TACK FARM EQUESTRIAN CENTRE, ULLINGSWICK, HEREFORDSHIRE HR1 3JQ

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MEETING:	PLANNING COMMITTEE
DATE:	24 FEBRUARY 2010
TITLE OF REPORT:	DMNE/092960/FH - SINGLE STOREY EXTENSION TO EXISTING DWELLING (FOLLOWING DEMOLITION OF EXISTING OUTBUILDING) TOGETHER WITH INTERNAL ALTERATIONS AT HOMESTEAD, PUTLEY GREEN, PUTLEY, LEDBURY, HEREFORD, HR8 2QN DMNE/092961/L - SINGLE STOREY EXTENSION TO EXISTING DWELLING (FOLLOWING DEMOLITION OF EXISTING OUTBUILDING) TOGETHER WITH INTERNAL ALTERATIONS AT HOMESTEAD, PUTLEY GREEN, PUTLEY, LEDBURY, HEREFORD, HR8 2QN For: Ms S Keetley per Nick Joyce Architects LLP, 5 Barbourne Road, Worcester, WR1 1RS

Date Received: 18 November 2009 Ward: Frome Grid Ref: 365221.0,237586.0

Expiry Date: 14 January 2010

Local Member: Councillor PM Morgan,

Site Description and Proposal 1.

- The application site is located in open countryside on the edge of Putley, accessed from the C1305 classified road.
- 1.2 The application site comprises a Grade II 18th century timber-framed cottage with a clay tile roof and its associated curtilage area. The cottage has undergone some later additions and alterations, however it retains its character and historic merit
- The proposal is for a single storey extension following the demolition of an existing outbuilding, together with internal alterations.

2. **Policies**

Planning Policy Guidance

Planning Policy Guidance Note 15 – Planning and the Historic Environment

2.2 Herefordshire Unitary Development Plan

DR1 Design

T8 Road Hierarchy

HBA1 Alterations and Extension to Listed Buildings

3. **Planning History**

3.1 NE2003/0497/L Repairs and alterations Approved 25.04.03

4 **Consultation Summary**

Statutory Consultations

English Heritage recommends that the application is determined in line with national and local policies on the basis of the Conservation Manager's advice.

Internal Council Advice

- The Traffic Manager originally made a number of comments raising concern regarding the access and egress. These issues have been addressed with amended plans and standard highways conditions are recommended.
- 4.3 The Conservation Manager is supportive of the scheme as "it would preserve the character of the building and would be suitably subservient."

He recommends that the pantiles be retained rather than being replaced with the proposed clay tiles. The other areas of the application are all acceptable and no objection is made to the proposal.

5. Representations

5.1 Putley Parish Council makes no objection to the proposal however comments that the extent of the north-west wall and brick wall extension should be reduced so that it does not present a danger to passing vehicles. They also request that the roof of the proposed extension on the south west elevation be fully tiled and not glazed, as they feel that this changes the character of the historic building considerably.

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

6. Officer's Appraisal

- 6.1 The applicant is an employee of Herefordshire Council and holds a politically restricted post.
- The proposed extension replaces the existing single storey construction whose flank elevation is adjacent to the road frontage. This has little architectural or historic merit and was a later addition to the original cottage. The removal of this extension and its replacement with the proposed is considered an enhancement. The feature of interest of this section is the pantiles to the façade which are unusual in this part of Herefordshire and should be retained. A condition to this effect is recommended.
- The Parish Council raises concerns over the design of the proposed extension, namely that the roof of the proposed extension on the south west elevation be fully tiled and not glazed. The proposal is of a scale subservient to and in keeping with the character of the original cottage. The re-use of the existing pantiles and the installation of appropriate conservation style rooflights, will ensure that the appearance is acceptable. A condition is recommended to ensure this outcome.

Further information on the subject of this report is available from Mr C Brace on 01432 261795 14

- 6.4 The Conservation Manager notes that this proposal will enhance the character and appearance of the listed cottage, compliant with PPG15 and Herefordshire Unitary Development Plan policy HBA1.
- 6.5 The access to the property has substandard visibility in both directions along the C1305, with the parking area too narrow to reasonably allow turning within the curtilage.
- Following consultation with the Traffic Manager the amended plans which aim to improve the access have been submitted. These propose:
 - To maximize visibility to the left(south-west).
 - Panel fencing along the frontage on this side should be removed to the boundary with the neighbour (or reduced to max. 600 mm. above ground level).
 - Conifer shrub near highway should be removed or cut back.
 - To maximize visibility to the right (north-east). The full extent of the proposed 1 metre high wall should be reduced to a maximum of 600 mm. above ground level.

The proposal is considered to improve highway safety in this area and satisfy UDP policies DR1 and T8.

RECOMMENDATION

In respect of DMNE/092960/FH:

That planning permission be granted subject to the following conditions:

- 1 A01 Time limit for commencement (full permission)
- 2 B02 Development in accordance with approved plans and materials
- 3 Prior to the commencement of the hereby permitted development, the following details and samples where appropriate, shall be submitted to the Local Planning Authority for written approval:
 - (a) Tiles
 - (b) Bricks
 - (c) Bonding pattern
 - (d) Mortar mix
 - (e) Joinery details
 - (f) Rainwater goods
 - (g) Glazing details

The development shall be carried out in strict accordance with the approved details and thereafter be maintained as such.

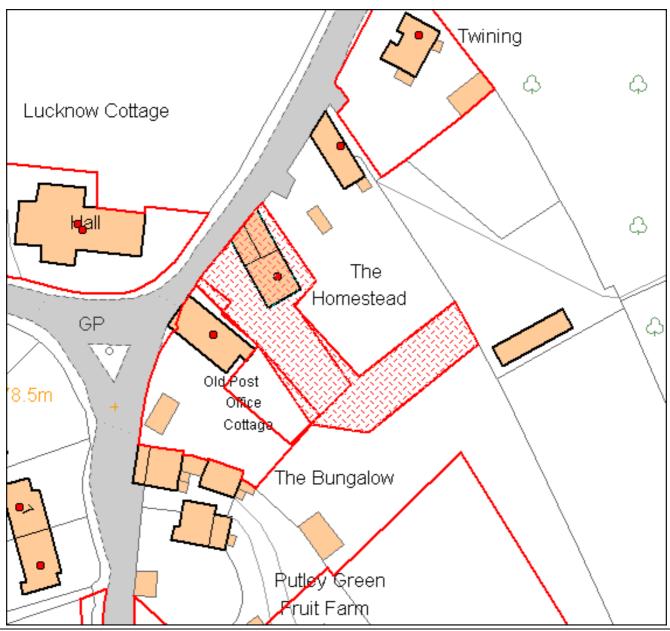
Reason: To safeguard the character and appearance of the Grade II listed building in accordance with Herefordshire Unitary Development Plan Policies DR1 and HBA1.

- 4 **H05 Access gates**
- 5 H13 Access, turning area and parking

INFORMATIVES:

- 1 **HN01 Mud on highway**
- 2 **HN05** Works within the highway

3	HN10 No drainage to discharge to highway
4	HN22 Works adjoining highway
5	N15 Reason(s) for the Grant of Planning Permission
Decision:	
Notes:	
Backgro	und Papers
Internal d	epartmental consultation replies.
In respec	ct of DMNE/092961/L:
That liste	ed building consent be granted subject to the following conditions:
1	D01 Time limit for commencement (Listed Building Consent)
2	C07 Development in accordance with approved plans and materials
3	Prior to the commencement of the hereby permitted development, the following details and samples where appropriate, shall be submitted to the Local Planning Authority for written approval:
	 (a) Tiles (b) Bricks (c) Bonding pattern (d) Mortar mix (e) Joinery details (f) Rainwater goods (g) Glazing details
	The development shall be carried out in strict accordance with the approved details and thereafter be maintained as such.
	Reason: To safeguard the character and appearance of the Grade II listed building in accordance with Herefordshire Unitary Development Plan Policies DR1 and HBA1.
INFORM	ATIVES:
1	N15 Reason(s) for the Grant of Listed Building Consent
Decision:	
Notes:	
Backgro	und Papers
Internal d	enartmental consultation replies



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APPLICATION NO: DMNE/092960/FH & DMNE/092961/L

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