

**7 DCSW2006/3069/F - CARAVAN/CAMPING SITE  
BURHOPE FARM, ORCOP, HEREFORD, HR2 8EU.**

**For: Mr. P.A. Hale, Burhope Farm, Orcop, Hereford,  
HR2 8EU.**

**Date Received: 22nd September, 2006**

**Ward: Pontrilas**

**Grid Ref: 45622, 26661**

**Expiry Date: 17th November, 2006**

Local Member: Councillor G.W. Davis

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

- 1.1 The application site is reached off the northern side of the Class III road (C1234) that links Pontrilas and Ewyas Harold to the west with the A466 road to the east. Burhope Farm has its own access off the Class III road which serves this working farm.
- 1.2 The proposal is to provide accommodation primarily for visitors to Burhope Farm who visit the site in order to purchase goods from a canoe and kayak store which operates from a modern farm building just to the south-west of the farmhouse. This former farm building has been extended such that w.c. facilities and additional storage facilities in connection with the canoe store are provided.
- 1.3 The application is for accommodation for visitors who often travel some distance to the site in connection with the canoe and kayak store. It is understood that customers who stay overnight will typically arrive by motorhome.

### **2. Policies**

#### **2.1 Herefordshire Unitary Development Plan (Revised Deposit Draft)**

Policy S.2	-	Development Requirements
Policy DR.3	-	Movement
Policy RST.1	-	Criteria for Recreation, Sport and Tourism Development
Policy RST.13	-	Rural and Farm Tourism
Policy RST.14	-	Static Caravans, Chalets, Camping & Touring Caravan Sites

#### **2.2 South Herefordshire District Local Plan**

Policy GD.1	-	General Development Criteria
Policy ED.8	-	Farm Diversification
Policy TM.1	-	General Tourism Provision
Policy TM.6	-	Holiday Caravan/Chalet/Camp Parks

### **3. Planning History**

- 3.1 SH970044FZ                      Extension to existing milking parlour - Prior Approval Not Required 21.01.97
- DCSW2004/2913/F                  Change of use from agricultural building to canoe and kayak retail store - Approved 06.10.04

DCSW2005/3183/F Proposed extension to serve - Approved 25.11.05  
existing retail premises for  
canoes and kayaks

#### **4. Consultation Summary**

##### Statutory Consultations

4.1 No statutory or non-statutory consultations required.

##### Internal Council Advice

4.2 Traffic Manager's response is awaited.

4.3 Environmental Health and Trading Standards Manager has no objection.

#### **5. Representations**

5.1 Orcop Parish Council's observations are awaited.

5.2 One letter of representation has been received from:

Dr. M. Rigler & Ms. J. Lockhart, Bracken House, Saddlebow, Garway Hill, HR2 8HD

The following main points are raised:

- not possible to screen development from our property
- devalue our property
- noise and light pollution
- identified as few remaining areas of tranquility by CPRE, can assist in well being of many people
- disturb Little Owls
- increase in traffic
- need development that would benefit the health and well being of people in need of NHS mental health services.

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

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

6.1 The main points are the impact that the development would have in the landscape and the effect on the amenity of residents in the locality.

6.2 The canoe and kayak store is well established and is known to attract visitors from outside Herefordshire many of whom are travelling on to sites in West Wales. Potential customers use the lake which is to the south-east of the canoe and kayak store. There are facilities for visitors to the store and potential campers in a lean-to building recently approved and erected on the canoe and kayak store building.

6.3 The applicant has stated in a covering letter that he intends to accommodate no more than 12 caravans on the site at any one time. This can be limited by condition. A

certified caravan site would allow for up to 5 caravans. The additional caravans or motorhomes could be reasonably absorbed into the landscape provided they were parked in close proximity to the farmhouse and canoe store. This could also be managed through a condition.

- 6.4 The campers would primarily be visiting the site in connection with the established canoe and kayak store, it is not considered that issues of noise and disturbance would be such that the application could be reasonably refused in accordance with Policy RST.1 in the Herefordshire Unitary Development Plan, and Policies GD.1 and TM.1 in the South Herefordshire District Local Plan. The site does not comprise an open area of land, it comprises part of a working farm with the attendant noise and disturbance of a dairy farm. The application is one that also falls within the remit of farm diversification for which there is Government support in PPS.7: Sustainable Development in Rural Areas, and in policies in the Herefordshire Unitary Development Plan and South Herefordshire District Local Plan.
- 6.5 The canoe and kayak store benefits from a personal permission for the benefit of the applicants only. A similar condition should be applied to the current proposal in order that the use of the site as a caravan/camping site is tied in with the retail use adjoining the camp site.

## **RECOMMENDATION**

**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. **E27 (Personal condition)**

**Reason: The nature of the development is such that it is only considered acceptable in this location having regard to the applicant's special circumstances.**

3. **E35 (Numbers limitation)**

**Reason: To clarify the terms of the permission and minimise visual intrusion.**

4. **F32 (Details of floodlighting/external lighting)**

**Reason: To safeguard local amenities.**

5. **G04 (Landscaping scheme (general))**

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

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

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

**Informative(s):**

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

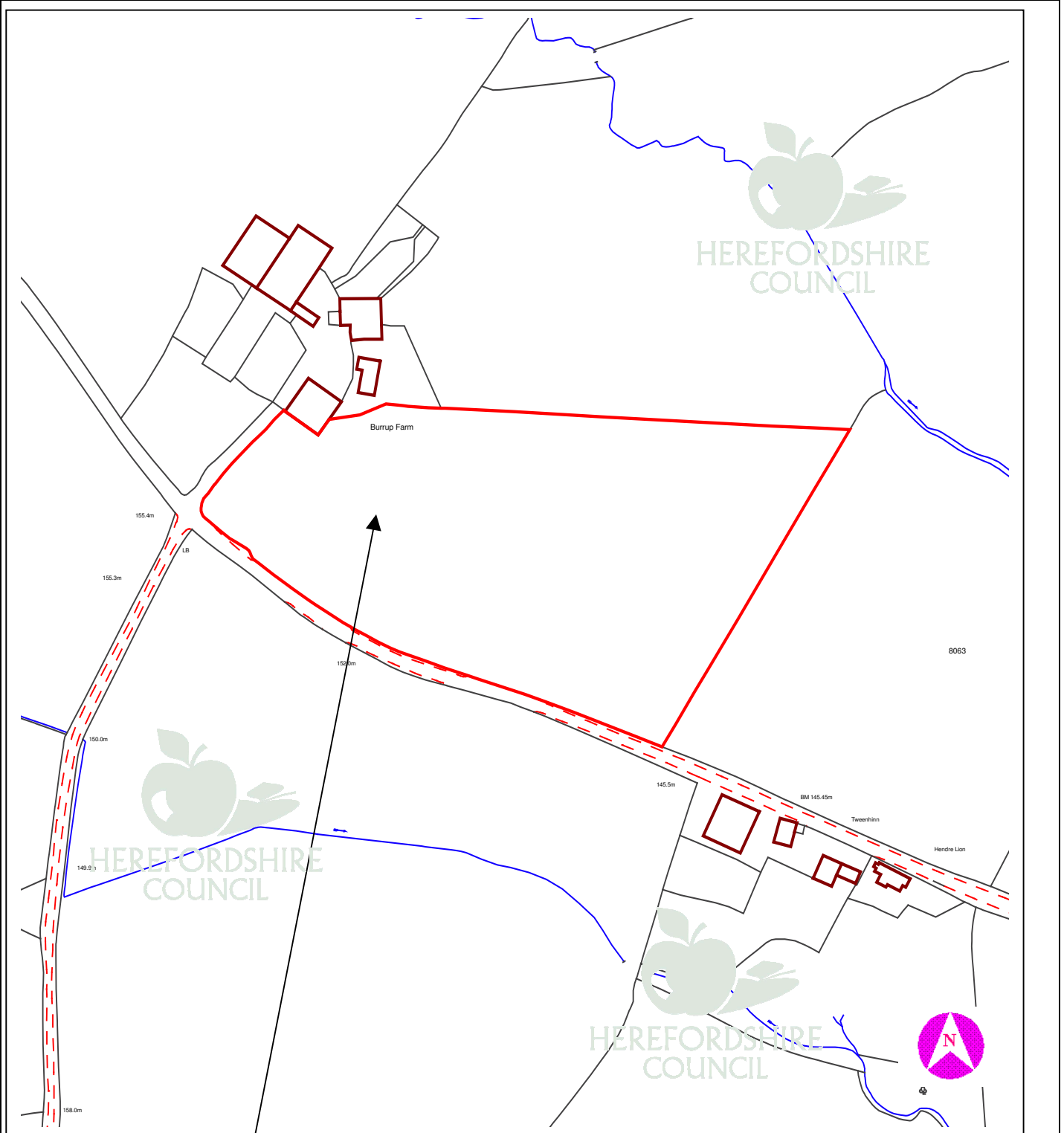
Decision: .....

Notes: .....

.....

**Background Papers**

Internal departmental consultation replies.



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

**APPLICATION NO:** DCSW2006/3069/F

**SCALE :** 1 : 2500

**SITE ADDRESS :** Burhope Farm, Orcop, Hereford, Herefordshire, HR2 8EU

Based upon the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Herefordshire Council. Licence No: 100024168/2005