



### 2.3 South Herefordshire District Local Plan

Policy SH11	-	Housing in the Countryside
Policy SH17	-	Agricultural Workers' Dwellings
Policy SH18	-	Imposition of Agricultural Occupancy Condition
Policy C5	-	Development within Areas of Outstanding Natural Beauty
Policy C8	-	Development Within Area of Great Landscape Value
Policy GD1	-	General development criteria

### 3. Planning History

- 3.1 DCSE2006/1079/O Agricultural workers dwelling - Withdrawn 16.10.06 and single garage.

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

#### Internal Council Advice

- 4.2 Traffic Manager recommends that access should be onto the road adjoining the north-western boundary of the site as the road to the north is narrow and considered lower than the level of the field.
- 4.3 Conservation Manager advises "that the site is in an area described as Principal Settled Farmlands in the Landscape Character Assessment. The proposed development would be visible from the lanes immediately to the north and west of the site and from some vantage points on higher ground to the east of Goodrich. However, I do not consider that the siting of a dwelling on this plot of land would have an adverse visual impact on the Area of Outstanding Natural Beauty and Area of Great Landscape Value because it would fit into the prevailing pattern of settlement along the lane. If the development is acceptable in principle, I suggest that a small-scale two-storey dwelling might be more appropriate in this landscape context, given that both Hollendene and Well Cottage, the properties to the north and east of the site, are two-storey dwellings.

New boundaries should be formed of native mixed species hedgerows. It would be appropriate to include fruit trees or small-scale native species trees at intervals within the new hedgerow."

- 4.4 Property Services Manager advises that in his opinion the need for an extra dwelling has been substantiated, and the financial test is passed.

### 5. Representations

- 5.1 In addition to a Design and Access Statement, referred to above, an Evaluation of the Agricultural Business has been prepared on behalf of the applicant. The Evaluation outlines the agricultural activities undertaken and land/buildings which comprise the enterprise. A case is put forward for a functional need for a full-time worker in relation to the free-range egg unit. The business occupies about 129 ha of which about 94 ha are owner-occupied and the main activities are free-range egg production, bull beef production and combineable cropping. The only dwelling is Bryants Court.

5.2 Further details of the proposal are included in the Design and Access Statement. In summary it is stated that:

- (i) the bungalow would measure about 12 m x 10 m on a site of about 0.1 ha
- (ii) due to gradient the proposal will have minimal effects on the surrounding landscape
- (iii) finishing materials will be agreed as part of reserved matters application
- (iv) access will be via an existing access to the farmstead.

5.3 Parish Council has no objection in principle but the following points need clarifying:

- Section 10 of the planning application states that there will be a new access onto public road, the Design and Access Statement states access to the proposed site will be achieved via an existing access to the farmstead
- it states that the dwelling will be situated in close proximity to the broiler unit but this is not shown on the plans
- there is no indication of the proximity of the new building to its neighbour at Well Cottage.

5.4 One letter has been received from Mark and Anne Colvin, Hollendene, Goodrich, HR9 6JA, objecting to the proposal for the following reasons:

- The large plot of land marked out seems excessive to accommodate a small bungalow and the location of one dwelling in the field would have a huge impact on open countryside
- the proposed site is not within sight or sound of the poultry building - Goodrich tennis courts are directly opposite and the poultry building is over the brow of the hill so it cannot be seen or heard from the proposed site
- there are several existing buildings adjacent to the main farm which could be re-developed (or added to) to provide a dwelling for an agricultural worker
  - (i) the visual impact on the countryside would be much less
  - (ii) the location would be within sight and sound of the poultry building
  - (iii) the poultry building would be more accessible using the existing farm track 24 hours per day for health and safety reasons
- the plans are not clear concerning access to the road. The plans say there will be access through the farm gates which would imply an access road running through the field - this access road is not marked on the plans, and would be even more unsightly from Coppett Hill
- if planning permission was to be granted what restrictions would be imposed to prevent additional developments as infill?

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 application site is outside the defined settlement boundary in both the Herefordshire Unitary Development Plan (Revised Deposit Draft) (UDP) and South Herefordshire District Local Plan (SHDLP). The adjoining dwelling to the east (Well Cottage) and dwellings to the north (including Hollendene and Little Chalfont) are within the settlement however. Consequently although adjacent to the settlement the site is considered to be open countryside and special justification is required before an

exception to policies restricting residential development should be made (H8 of UDP and SH11 of SHDLP). With regard to an agricultural worker's dwelling criteria that must be met are set out in Annex A of PPS7 and policies H8 (UDP) and SH17 (SHDLP). Policy H8 states that:

Proposals for agricultural dwellings and dwellings associated with other rural businesses arising under policy H7 will only be permitted where it can be demonstrated that a long term genuine need exists for the dwelling as an essential part of a financially viable business, and that such need cannot be met in existing accommodation. Such dwellings should:

1. make use wherever possible of existing buildings in preference to new development;
2. be carefully sited within the unit or in relation to other dwellings;
3. be of a scale and design which is appropriate to its surroundings; and
4. be of a size commensurate with the established functional requirement.

6.2 The functional and financial case for a second dwelling at this farm has been carefully considered and, on the advice of the Property Services Manager, it is accepted that this is necessary for the efficient functioning of this rural enterprise. It is doubtful whether the poultry units would be clearly visible from the house but it would be sufficiently close to ensure adequate supervision.

6.3 The application site is some 200m to the east of the free-range egg laying units. However this distance would still allow appropriate supervision and care of the livestock. The large poultry houses are sited in the middle of a field which is open to view from both the A40 (T) and/or public footpaths (GR5 and GR7) that pass close to these units. Compared to a site adjacent to these buildings and other possible sites considered by the applicant, the proposed site would be less intrusive in the landscape and well-related to existing buildings. The village of Goodrich is partly built on land that rises steeply to the north and west. Consequently from the vantage points close to Goodrich School some of the dwellings on the north-west periphery of the village are prominent on the skyline. The application site is in a similar elevation position. Nevertheless it would be partly screened by Well Cottage and existing planting. The submitted drawing shows that the dwelling could be cut into the rising ground and as a modest dwelling is intended this would also limit the impact on the landscape. Consequently although within the Wye Valley AONB the proposal would not cause significant harm.

6.4 The application does not indicate the proposed siting of the bungalow but there is sufficient space to position the building a sufficient distance from Well Cottage, which has first floor window facing westwards, to protect the privacy of occupants of both this dwelling and that proposed.

6.5 There is an apparent contradiction between the application form, which states that a new access or improvement to an existing access would be formed on to the village road, and the Design and Access Statement which refers to use of an existing access to the farmstead. However access is reserved for later decision and the Transport Manager accepts that a safe access to the site can be achieved.

**RECOMMENDATION**

That planning permission be granted subject to the following conditions:

**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 E28 (Agricultural occupancy)**

**Reason:** It would be contrary to Development Plan policies to grant planning permission for a dwelling in this location except to meet the expressed case of agricultural need.

**6 H12 (Parking and turning - single house)**

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

**INFORMATIVES:**

**1 N19 - Avoidance of doubt**

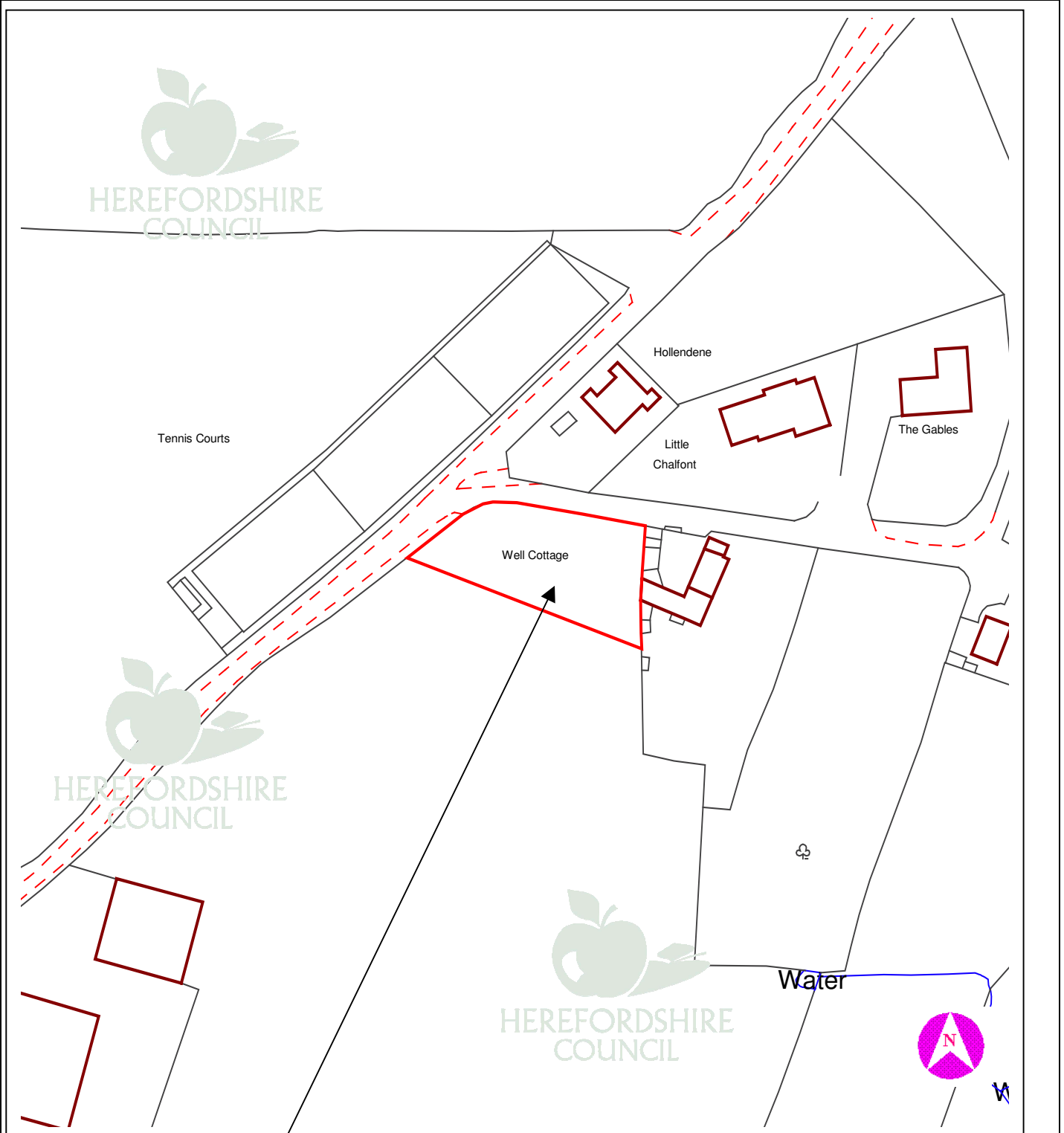
**2 N15 - Reason(s) for the Grant of Planning Permission**

Decision: .....

Notes: .....

**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSE2006/3315/O

**SCALE :** 1 : 1250

**SITE ADDRESS :** Bryants Court, Goodrich, Ross-on-Wye, Herefordshire, HR9 6JA

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