

**5A DCSE2006/3487/F - REFURBISHMENT OF FARM-HOUSE, GRANARY AND BARNs TO MAKE 4 DWELLINGS AND NEW ACCESS AND NEW SEWAGE TREATMENT PLANT**

**5B DCSE2006/3489/L - REFURBISHMENT OF FARM-HOUSE, GRANARY AND BARNs TO MAKE 4 DWELLINGS AND NEW ACCESS AND NEW SEWAGE TREATMENT PLANT**

**AT WARRYFIELD FARM, WALFORD, ROSS-ON-WYE  
HEREFORDSHIRE, HR9 5QW.**

**For: Mrs. D. Moore per Architas, 25 Castle Street,  
Hereford, HR1 2NW.**

**Date Received: 1st November, 2006      Ward: Kerne Bridge      Grid Ref: 58216, 20956**  
**Expiry Date: 27th December, 2006**  
Local Member:      Councillor J.G. Jarvis

## **INTRODUCTION**

The Committee decided to defer determination of these applications so that further advice on marketing could be obtained. This advice is reported in paragraph 4.4 below.

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

- 1.1 Warryfield Farm is on the south side of the Class C road connecting the Archenfield area of Ross-on-Wye with Walford and is about 0.7km to the north-west of Walford Parish Church. The farm and associated traditional farm buildings are arranged around 3 sides of the farmyard. Along the road frontage is a substantial stone barn, equivalent to two-storeys in height; along the western side is a lower stone building, from which a smaller open sided building which has no roof, extends to the west; the southern section comprises a two-storey building, the main part of which is the farmhouse but at the western end there is a small granary. The farmhouse is listed (Grade II).
- 1.2 The conversion scheme would create 3 additional dwelling units: a 2 bedroom unit within the eastern half of the large barn; a 4 bedroom unit within the western half plus a section of the adjoining single-storey building; the third (a 3 bedroom unit) would be formed from the granary adjoining the farmhouse, plus the adjoining single-storey building and re-roofed open-fronted building. In addition, the farmhouse would be refurbished to form a 4 bedroom dwelling which would include some internal and external alterations.
- 1.3 The existing garden at the rear (south) of the farmhouse would be retained and further amenity garden areas formed from the courtyard and to the west of the complex. Car

parking spaces (2 per dwelling plus 2 visitor spaces and 2 for Warryfield Farm Cottage) would be provided. Two of the spaces would be within an adapted cartshed.

- 1.4 Two of the buildings have been used as workshops and a showroom for double glazing products. These activities have now ceased.

## 2. Policies

### 2.1 Planning Policy Statements

PPS.7 - Sustainable Development in Rural Areas

### 2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy H.7 - Housing in the Countryside Outside Settlements  
 Policy HBA.1 - Alterations and 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 Rural Buildings  
 Policy HBA.13 - Re-use of Rural Buildings for Residential Purposes  
 Policy LA.1 - Areas of Outstanding Natural Beauty  
 Policy NC.1 - Nature Conservation and Development  
 Policy NC.5 - European and Nationally Protected Species  
 Policy NC.6 - Biodiversity Action Plan Priority Habitats and Species  
 Policy NC.7 - Compensation for Loss of Biodiversity  
 Policy NC.8 - Habitat Creation, Restoration and Enhancement

### 2.3 Hereford and Worcester County Structure Plan

Policy CTC.1 - Development in Areas of Outstanding Natural Beauty  
 Policy CTC.2 - Development in Areas of Great Landscape Value  
 Policy CTC.13 - Buildings of Special Architectural or Historic Interest  
 Policy CTC.14 - Criteria for the Conversion of Buildings in Rural Areas  
 Policy H.20 - Residential Development in Open Countryside

### 2.4 South Herefordshire District Local Plan

Policy SH.24 - Conversion of Rural Buildings  
 Policy C.5 - Development within Area of Outstanding Natural Beauty  
 Policy C.8 - Development within Area of Great Landscape Value  
 Policy C.16 - Protection of Species  
 Policy C.36 - Re-use and Adaptation of Rural Buildings  
 Policy C.37 - Conversion of Rural Buildings to Residential Use  
 Policy GD.1 - General Development Criteria

### 2.5 Supplementary Planning Guidance

Re-use and Adaptation of Traditional Rural Buildings

## 3. Planning History

- 3.1 SH861446PF Change of use of barn to part - Approved 21.01.87  
 craft workshop  
 SH881364PF Change of use of barns to craft - Approved 11.11.88  
 workshops with ancillary retail  
 use

SE2000/0818/F	Change of use of additional outbuilding to form showroom/office/workshop for manufacture of double glazing	-	Approved 14.06.00
SE2000/0819/L	Enclosure of open cart bays and insertion of rooflights and internal insulation	-	Approved 14.06.00

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

##### Statutory Consultations

4.1 No statutory or non-statutory consultations required.

##### Internal Council Advice

4.2 Traffic Manager recommends that conditions be included regarding accesses and parking areas.

4.3 Conservation Manager advises that notwithstanding the additional openings required, the scheme is considered acceptable in conservation terms. Conditions will be required for roofing slate samples, external joinery and rooflight details, as these are of non-standard proportions and with regard to mitigation, habitat enhancement and monitoring of bats and birds.

4.4 The Property Services Manager has reviewed the marketing details for these buildings. Taking into account location, type of building and terms of the lease it is advised that the rent appears very high compared to other properties advertised at the same time. It is considered that the level of rent would deter most prospective occupiers.

#### **5. Representations**

5.1 The applicant's agent has submitted a design and access statement, a survey of protected species and an estate agent's report on marketing. The former describes the proposals as follows:

1. The proposals include converting the barns on the north and west and the granary to the south for residential use, and refurbish the cottage, making a total of 4 dwelling units and providing suitable parking space.
2. The existing site access from the north is to be maintained. A new gate is proposed to provide for better access and parking facilities to Units 1 and 4. Parking for Units 2 and 3 is provided on the west and approached by current gate. Access to the fields on the south is to be maintained.
3. Post and wire fencing is proposed to the east of the new access to maintain the rural character. The other boundaries are to be maintained as existing.
4. Units 1 and 2: the proposed works include providing new doors and windows in oak to follow the character of the barn. The metal wagon way doors to be replaced with glazed internal doors and ledged and braced internal door. Existing blocked up windows are to be reinstated and some windows enlarged to provide better light.

5. Unit 3: proposals include reinstating the barn building to the west in stone and oak boarding with new roof structure and Welsh slates. New internal staircase is to be provided in the granary. Existing blocked up windows are to be reinstated and some windows enlarged to provide better light.
  6. Unit 4: existing farmhouse is to be refurbished and new toilets provided. Entrance to the south of the farmhouse reinstated as main entrance. New conservation rooflights are proposed on the south.
  7. All repair works are to be carried out on like for like basis. New Cast Aluminium rainwater goods are proposed where missing.
  8. The survey found that the farmhouse is used by common and soprano pipistrelle bats as a roost and breeding house sparrows and swallows were present at the complex. Mitigation measures are proposed.
  9. The barns have been advertised for rent (£15,000 per annum) since December 2005, but only one viewing has taken place and the company concerned considered the shape of the buildings and the lanes providing access inadequate for their purposes.
- 5.2 Walford Parish Council objects to this application. If the rateable value of £2,900 is the 2004 figure, the rent being asked, £15,000, would seem incredibly high and would maybe explain why there had been no interest in renting the barns even though there were two firms in very recent occupation. In comparison to modern, fully serviced industrial units available in Ross the rental appears higher than would be expected for an older, rural space. Walford needs work places not more houses.
- 5.3 One e-mail communication has been received from a local resident indicating no objections to the proposal.

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 A key aim of the Council's barn conversion policy is to ensure that the existing character of traditional farm buildings is retained. Some change is inevitable but should be minimised. In this case the Conservation Manager considers the scheme has been sensitively designed and would not result in significant harm to this listed building or its curtilage buildings. The small number of additional doors and windows would be located mainly within the inner farmyard elevations so that their impact would not be discernable from normal public vantage points. An additional benefit of the scheme would be the refurbishment of the farmhouse which has been unoccupied for about 3 years and would ensure that it is brought back into use and hence secure its long-term future.
- 6.2 The barns have been used as craft workshops and for manufacture and display of double glazing units. I understand that occupation has been on a temporary basis during the occupation of the farmhouse, on a grace and favour basis, by an elderly lady. The occupant did not wish to use the barns and these were let at a discounted rent for workshops and showroom. The intention of the owner was to develop the barns for either commercial or residential purposes to realise their full value on the cessation of occupation of the farmhouse. The two businesses did not wish to

continue on this basis and have found alternative premises. The applicant has written to confirm these details. The Parish Council has queried whether the rent being asked is excessive. The Council's policy is only to allow conversion to residential use if 'every reasonable attempt has been made to secure an alternative business, recreational or community use and that such development uses are not acceptable, practical or beneficial'. (Policy HBA.13 Herefordshire Unitary Development Plan (Revised Deposit Draft)). In view of the advice from the Property Services Manager I am not satisfied that the requirements of the Council's policies regarding marketing have been met.

**RECOMMENDATION**

**In respect of DCSE2006/3487/F:**

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

**The Council is not satisfied that every reasonable attempt has been made to secure an alternative business, recreational or community use and that such uses are not acceptable, practical or beneficial. Consequently the proposal conflicts with Policy HBA13 of the Herefordshire Unitary Development Plan (Revised Deposit Draft), Policies C37, SH1A and SH24 of the South Herefordshire District Local Plan and Supplementary Planning Guidance: Re-Use and Adaptation of Traditional Rural Buildings.**

**In respect of DCSE2006/3489/L:**

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

**The Council is not satisfied that every reasonable attempt has been made to secure an alternative business, recreational or community use and that such uses are not acceptable, practical or beneficial. Consequently the proposal conflicts with Policy HBA13 of the Herefordshire Unitary Development Plan (Revised Deposit Draft), Policies C37, SH1A and SH24 of the South Herefordshire District Local Plan and Supplementary Planning Guidance: Re-Use and Adaptation of Traditional Rural Buildings and the harm to the character of these buildings of special historic or architectural interest is not therefore justified.**

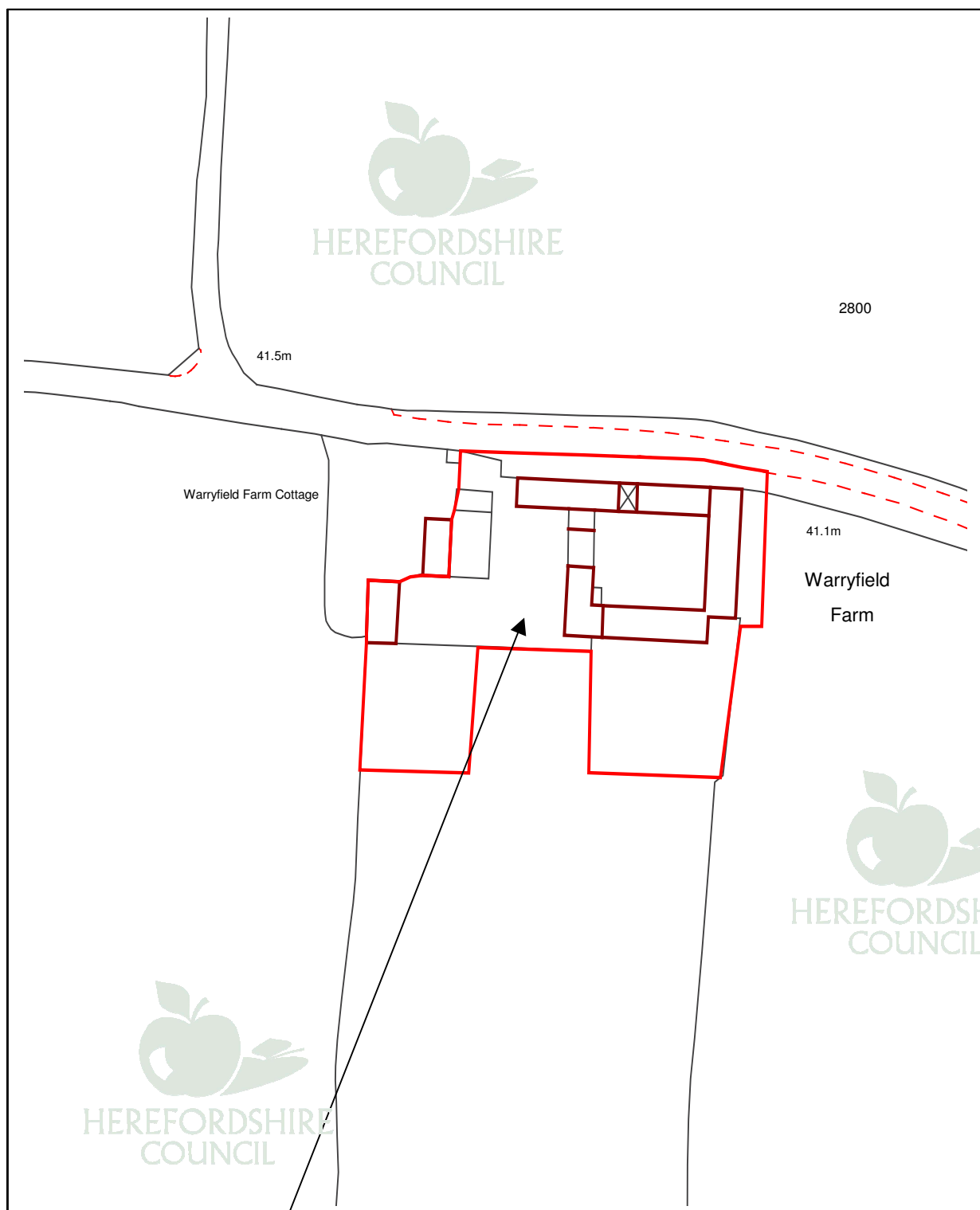
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCSE2006/3487/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Warryfield Farm, Walford, Ross-on-Wye Hereford, Herefordshire, HR9 5QW

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