

**13 DCCE2007/0125/F - CONVERSION OF REDUNDANT BARN TO OFFICE FIELD FARM, HAMPTON BISHOP, HEREFORD, HEREFORDSHIRE, HR1 4JP****For: Ms. A.J. Powell, Broadheath Consulting Ltd,  
Broadheath, Moreton-on-Lugg, Hereford, HR4 8DQ****Date Received: 11th January, 2007      Ward: Backbury      Grid Ref: 54466, 38606****Expiry Date: 8th March, 2007**

Local Member: Councillor Mrs. J.E. Pemberton

**1. Site Description and Proposal**

- 1.1 The site lies south of Hereford and is accessed from the B4224 approximately half way between Hereford and Hampton Bishop. The site comprises a group of relatively modern agricultural buildings with the exception of the application building, historically forming part of Field Farm and presently being used for general storage. The building the subject of the application is a two storey stone building with part corrugated sheeted pitched roof and a partly constructed single storey side extension. Alongside the stone barn is a detached partially completed three bay garage with a pitched clay tile roof. The application site is generally surrounded by agricultural land with the exception of the former farmhouse and a range of attached outbuildings which are now in use as a nursing home. South of here is a raised earth embankment (Stank) which acts as a flood barrier to the River Wye to the south of the site. The site lies within the open countryside as defined in the Herefordshire Unitary Development Plan (Revised Deposit Draft) as is also designated as a Flood Plain (Flood Zone Category 2 and 3).
- 1.2 Planning permission is sought for the conversion of the redundant stone agricultural building to create four offices, two on each floor. The existing unauthorised single storey extension and front porch area would also be removed as part of the conversion along with the proposed cladding of the sides of the existing garage and the creation of parking and vehicular turning area for eight cars.

**2. Policies****2.1 Planning Policy Guidance:**

PPS7	-	Sustainable development in rural areas
PPS25	-	Development and flood risk

**2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):**

S1	-	Sustainable development
S2	-	Development requirements
S4	-	Employment
DR1	-	Design
DR2	-	Land use and activity
DR3	-	Movement
DR4	-	Environment
DR7	-	Flood risk

DR13	-	Noise
E11	-	Employment in smaller settlements and open countryside
T8	-	Road hierarchy
HBA12	-	Use of rural buildings

### 2.3 Supplementary Planning Guidance:

Re-use and Adaptation of Rural Buildings

## 3. Planning History

- 3.1 CE2007/0113/F - Demolition of redundant Dutch barns and replacement with self-contained offices and proposed swimming pool. Application undertermined.
- 3.2 DCCE2006/3764/F - Proposed conversion of redundant building to self contained offices and workshop. Application withdrawn 29th January, 2007.
- 3.3 CE2006/2518/F - Conversion and extension of existing barn to residential. Planning permission refused 25th September, 2006.
- 3.4 CE2004/1206/F - Change of use from redundant agricultural barn to storage and distribution building for imported timber. Application withdrawn 28th September, 2006.

## 4. Consultation Summary

### Statutory Consultations

- 4.1 Environment Agency: The Agency has no objection to the proposed development but wishes to make the following comments:

The site falls within Flood 3 and is therefore considered to be at flood risk during a 1 in 100 year flood event. The section of the defence adjacent to the Bunch of Carrots has recently been strengthened and is known to defend the immediate area to the 1 in 200 year flood standard. However, the level of protection the rest of Hampton Bishop defence affords to the whole area is currently unknown and therefore the site may still be at risk of flooding during an extreme flood event. To address the flood risk issue and given the scale and nature of the proposal we would recommend, if practicable, the local planning authority ensure the finished floor levels of the building are set at least 600mm above the 1% flood level plus climate change (20%) or flood proofing is incorporated into the design of the building to that level. These measures can include removeable barriers or a building aparture such as doors and air bricks and providing electrical services at a higher level so that plugs are located above possible flood levels.

### Internal Council Advice

- 4.2 Traffic Manager: No objections subject to conditions.

## 5. Representations

- 5.1 Hampton Bishop Parish Council: The Parish Council remains strongly opposed to the application for the following reasons:
  - 1. Inappropriate development in rural setting;
  - 2. Inappropriate development in flood risk area;

3. Road safety concerns regarding the access/egress onto the very busy B4224 in accident prone area;

It is requested that the application be taken to Committee for a decision.

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

## **6. Officers Appraisal**

- 6.1 The application proposes the conversion of a redundant agricultural building to a business use. Policy E11 alongside Policy HBA12 of the Unitary Development Plan support the re-use of rural buildings providing the proposals are small in scale, compatible with neighbouring uses, and the buildings can be converted without the need for a substantial alteration or extension. These policies are supported by the Supplementary Planning Guidance and Planning Policy Statement 7 where the employment generating use of rural buildings can assist in delivering employment opportunities in rural areas while providing beneficial uses for redundant buildings. As such the principle for the conversion of the building to B1 office use is considered acceptable.
- 6.2 The building to be converted is of some visual merit being of a stone construction. It is structurally sound and capable of accommodating the proposed new use without significant alteration. Various unauthorised works including extensions have been carried out to the building in recent years and this application proposes the removal of the unauthorised works and restoration of the building to its simple agricultural character and appearance. In general, existing openings are to be used to provide light and ventilation and internally, an open plan layout is proposed to retain the sense of space. Adequate land exists to provide necessary parking and manoeuvring area and the Traffic Manager confirms that given the scale of the development the existing access is of a satisfactory standard to accommodate additional traffic. The site does lie within the Flood Plain but the recently strengthened Flood Defence Works will protect the site from flooding as confirmed by the Environment Agency. Flood proofing works can be required by way of condition.
- 6.3 The proposal accords with the Development Plan policies and Government Guidance relating to the sensitive conversion of a redundant agricultural building to create an employment generating use. As such the development is considered acceptable.

## **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. **B01 (Samples of external materials).**

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

3. **E06 (Restriction on use).**

**Reason: The local planning authority wish to control the specific use of the land/premises, in the interest of local amenity.**

- 4. **H15 (Turning and parking: change of use - commercial).**

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

- 5. **H29 (Secure covered cycle parking provision).**

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

- 6. **H30 (Travel plans).**

**Reason: In order to ensure that the development is carried out in combination with a scheme aimed at promoting the use of a range of sustainable transport initiatives.**

- 7. **Prior to commencement of development details shall be provided of the measures proposed to protect the building from flooding in the event of extreme flood. The approved measures shall be completed prior to first occupation of the development hereby permitted and thereafter retained in perpetuity.**

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

- 8. **The building shall not be used in connection with the development hereby permitted until the external alterations to the building have been completed in accordance with the approved plans including the removal of all unauthorised works undertaken, the details of which shall first be agreed in writing by the local planning authority.**

**Reason: To safeguard the agricultural character, appearance and setting of the building.**

**Informatives:**

- 1. **N15 - Reason(s) for the Grant of PP/LBC/CAC**
- 2. **N19 - Avoidance of doubt**

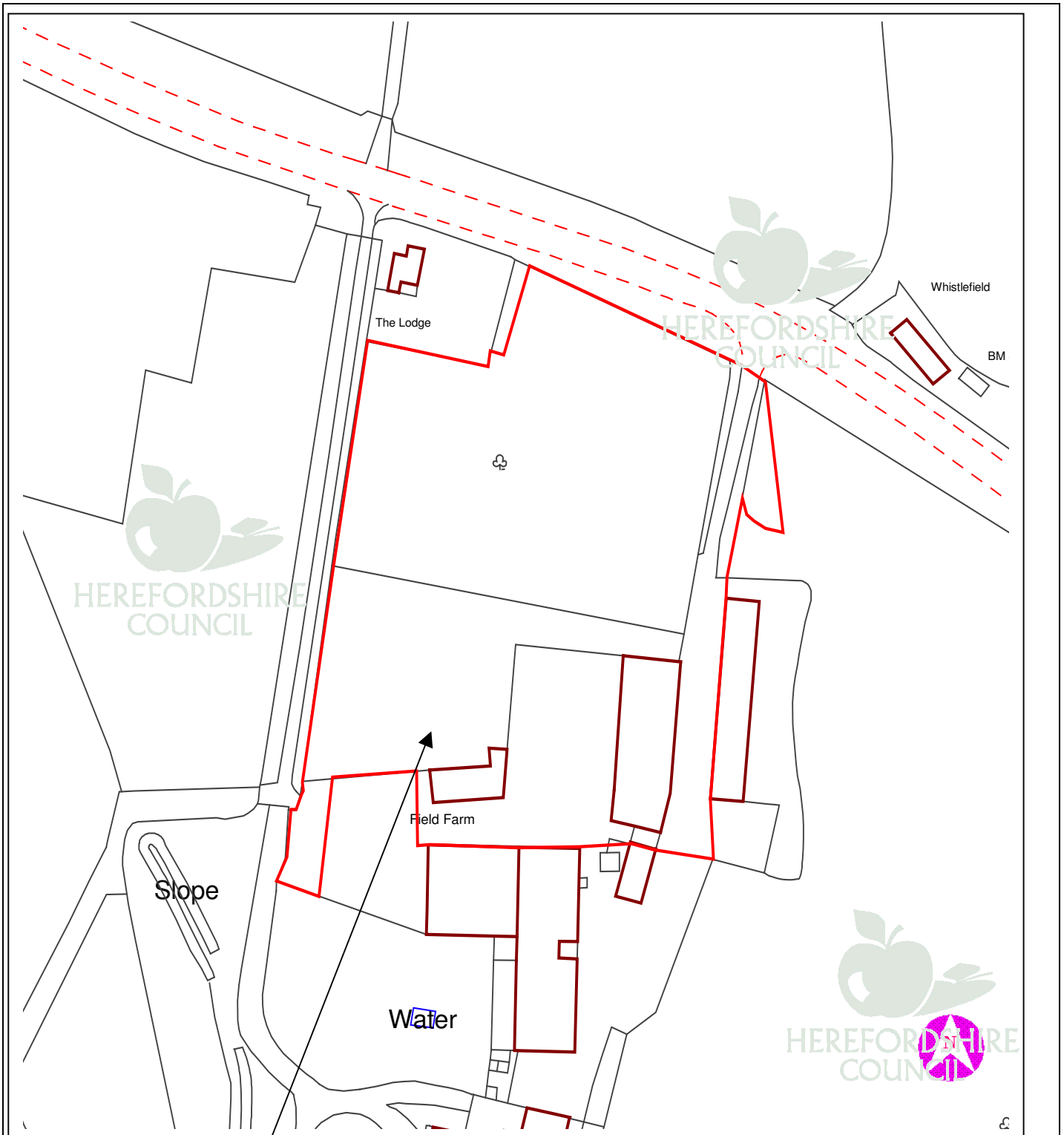
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCE2007/0125/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Field Farm, Hampton Bishop, Hereford, Herefordshire, HR1 4JP

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