

5 SW2003/1450/F - CONSTRUCTION OF STABLES AND NEW SITE ACCESS, FIELD AT SWINMOOR FARM, MADLEY, HEREFORDSHIRE**For: Mr D Gurney, 17 The Hollies, Clehonger, Hereford, HR2 9SP****Date Received: 14th May 2003 Ward: Stoney Street Grid Ref: 4260 4019****Expiry Date: 9th July 2003**

Local Member: Councillor D.C. Taylor

1. Site Description and Proposal

- 1.1 The proposal site is on the north-eastern side of the unclassified road (u/c 73208), approximately 140 metres north-west of the junction of this unclassified road with the C1196 road that leads southward towards the crossroads at Madley. Swinmoor Poultry Farm is adjacent to the north-west. Cherry Tree Bungalow is between 40 to 49 metres north of the proposed stable block building. This bungalow is at the Swinmoor Poultry Farm, and has an aspect across the site.
- 1.2 There is an existing field gate access adjoining the boundary of the field in which it is proposed to erect the stable block building and the boundary shared with Swinmoor Poultry Farm. It is proposed to create a new entrance further south-eastward some 55 metres from the boundary of the field. A stable block will be sited 7 metres to the north-west of the centre line of the 10 metres wide access point. The stable block building will be 4.3 metres wide, 14.8 metres long, 2.6 metres high at the eaves facing Cherry Tree Bungalow, rising to 3.3 metres on the south-eastern elevation. This building comprises 3 stables, 3.7 metres wide and a tack room of the same width. The sides will be shiplap boarded under a mono-pitch box profile sheeted roof.
- 1.3 The roadside boundary of the field in which the stable block is proposed to be sited comprises unbroken hedgerow excepting the existing gateway that adjoins the western boundary of the field. The land inclines away from the hedgerow such that even any building erected in the field would be higher than the existing hedgerow.

2. Policies**2.1 Hereford and Worcester County Structure Plan**

Policy CTC.9 - Development Requirements

2.2 South Herefordshire District Local Plan

Policy GD.1 - General Development Requirements

3. Planning History

- 3.1 None identified relating to the site.

4. Consultation Summary

4.1 No representations have been received.

5. Representations

5.1 Madley Parish Council has no objections.

5.2 Eaton Bishop Parish Council has no objections,

5.3 Two letters of representation have been received from:

Mr. & Mrs. Hall, Cherry Tree Bungalow, Swinmoor Poultry Farm, Swinmoor,
Canon Bridge, Madley, HR2 9JD
D. H. & E. E. Williams, Lower Tynewydd, Clytha, Raglan, Mon. NP15 2BQ

The following main points were raised:

- bungalow not identified on plans
- land higher than that for bungalow, in which we have 3 large windows, causing serious loss of privacy
- stable block is excessively high and large
- no front or back detailed
- no designated waste site identified
- old entrance used no more than 8 times a year, new entrance worse, will be used more
- entrance just past bad corner; husband has already pulled out 2 cars out of hedge - cars are meeting round the corner
- no objections in principle but siting needs to be less intrusively positioned.

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. Officers Appraisal

6.1 There are considered to be 3 main issues and these relate to the means of access, the siting, and disposal of waste.

6.2 It is considered that a safer access can be provided into the field to serve the development. This would improve visibility and forward visibility for other road users. The Head of Engineering and Transportation had initially objected to the siting of the new entrance to serve the proposed development, however following further investigations, the recommendation has changed to one of support subject to the imposition of conditions.

6.3 The building is not considered to be excessively high, it is no higher than 3.3 metres to the ridge at its highest point, reducing to 2.6 metres high on the rear elevation. The rear or west elevation will face Cherry Tree Bungalow some 40 to 46 metres away, this will afford some screening. The building will need to be cut into the site, which has been confirmed by the applicant. It is on marginally higher land than the bungalow, however, given the type of use entailed with the erection of the building it is considered that it would not be detrimental to the amenity of nearby

residents. It is also not considered that the erection of the stable block/tack room building would materially result in a loss of privacy.

- 6.4 It is considered that the building uses sympathetic materials, the colour of the roof sheeting will be controlled by planning condition.
- 6.5 The waste area should not be between the building and Cherry Tree Bungalow, again this could be reasonably controlled by planning condition.
- 6.6 It is considered that there are no reasonable grounds for withholding planning permission subject to conditions. The proposal is on an elevated site, however it does not materially detract from the wider countryside given the scale and siting of the building.

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. **A07 (Development in accordance with approved plans)**
Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.
- 3. **B01 (Samples of external materials)**
Reason: To ensure that the materials harmonise with the surroundings.
- 4. **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.
- 5. **E11 (Private use of stables only)**
Reason: In order to safeguard the residential amenity of the area.
- 6. **F30 (Restriction on storage of organic wastes)**
Reason: To safeguard residential amenity.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.