

6 DCSW2007/1734/F - BUILDING FOR SMALL ORGANIC FAMILY BAKERY, THE GARN, CLODOCK, HEREFORD, HEREFORDSHIRE, HR2 0PE.

For: D. & K. Biggs, The Barn, Clodock, Hereford, HR2 0PE

Date Received: 29th May, 2007 Ward: Golden Valley South Grid Ref: 33180, 26835
Expiry Date: 24th July, 2007

Local Member: Councillor J.B. Williams

1. Site Description and Proposal

- 1.1 The application site is reached off the eastern side of the classified road (C1218) that leads south-eastwards from Clodock towards Walterstone skirting the eastern valley side of the River Monnow. The access point serving the application site is approximately half way between Lower Hunthouse Farm further to the south and the south-eastern fringe of Clodock. The concrete strip access road inclines steeply past a property on the northern side of the track, before heading south-eastwards towards The Garn which comprises a stone faced farmhouse and parallel to it a single storey building some 10 metres away. This building has planning permission for use as an annexe, granted last year.
- 1.2 The proposal site is 10 metres to the south-east of the barn that will be utilised as an annexe to the farmhouse. The building is 7.5 metres wide and 10 metres long. It is 2.4 metres to the eaves on the front elevation rising to 3 metres for the rear eaves. The shallow mono-pitched roof will be covered in profile cladding and the walls in larch timber horizontal cladding. The proposed building will be used as an organic bakery. There is a backdrop of trees to the rear or west of the site.

2. Policies

2.1 Planning Policy Guidance

PPS.7 - Sustainable Development in Rural Areas

2.2 Herefordshire Unitary Development Plan 2007

Policy DR.1 - Design
 Policy E.12 - Farm Diversification

3. Planning History

- | | | | | |
|-----|-----------------|--|---|-------------------|
| 3.1 | DCSW2005/4156/F | Single storey extension | - | Approved 02.02.06 |
| | DCSW2006/2441/F | Conversion of barn to form ancillary living accommodation to main dwelling | - | Approved 27.09.06 |
| | DCSW2006/3419/F | Animal shelters, hay storage and track | - | Approved 11.12.06 |

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 Traffic Manager has no objection.

5. Representations

- 5.1 Longtown Group Parish Council make the following observations:

No objection, support small businesses

- 5.2 3 letters of representation have been received from:

Mrs. G. Prosser, Lower Garn, Clodock, HR2 0PE
C. & S. Mitchell, Mobile Home, Middle Garn, Clodock, HR2 0PE
D.A. Mitchell, Mobile Home, Middle Garn, Clodock, HR2 0PE

The following main points are:

- danger on track, from JCBs, tractors and heavy lorries, to residents in vicinity including children and to livestock
- extra traffic will affect our use of the track
- damage caused to trees by construction traffic for barn (deliveries, health inspectors)
- up to 21 vehicles pass our gate daily
- concealed entrance onto small country lane
- applicant should consider alternative access avoiding the existing track.

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

6. Officers Appraisal

- 6.1 The main issues are considered to be the merits of the scheme itself, with regard to national and Unitary Development Plan policy, and the impact that the development would have on other users of the right of way serving the site, two mobile homes and a property further to the north-west of The Garn.
- 6.2 There is provision within Government advice contained in PPS.7 which in turn is produced in Policy E.12 of the Unitary Development Plan for farm diversification. Normally it is incumbent upon the developer to utilise existing buildings and structures for such purposes, however in this instance the applicant has already converted two-thirds approximately of a barn for residential use, the remaining portion being used for making cheese. Therefore it is considered that the proposal satisfies the requirements of national and local planning policy.
- 6.3 The second issue relates to the means of access to Garn Farm. The driveway is steep and until relatively recently difficult to negotiate. This has been addressed by a third

party whom has provided a concreted trackway. This trackway has been used extensively according to representations received and such traffic included JCBs, lorries and tractors some of which were involved with construction work on the annexe approved last year. Any additional traffic generated by the bakery is not considered such that planning permission could reasonably be withheld. The access leading uphill is gated where it adjoins the objectors property thereby slowing traffic. It would be ill advised driving uphill or downhill on this surfaced track incautiously given the aforementioned gate and the configuration of the roadway. Therefore, it is not considered that there are sufficient grounds for withholding planning permission for reasons of potential conflict of users of this trackway.

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 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.

4 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.

Informative(s):

1. N19 - Avoidance of doubt

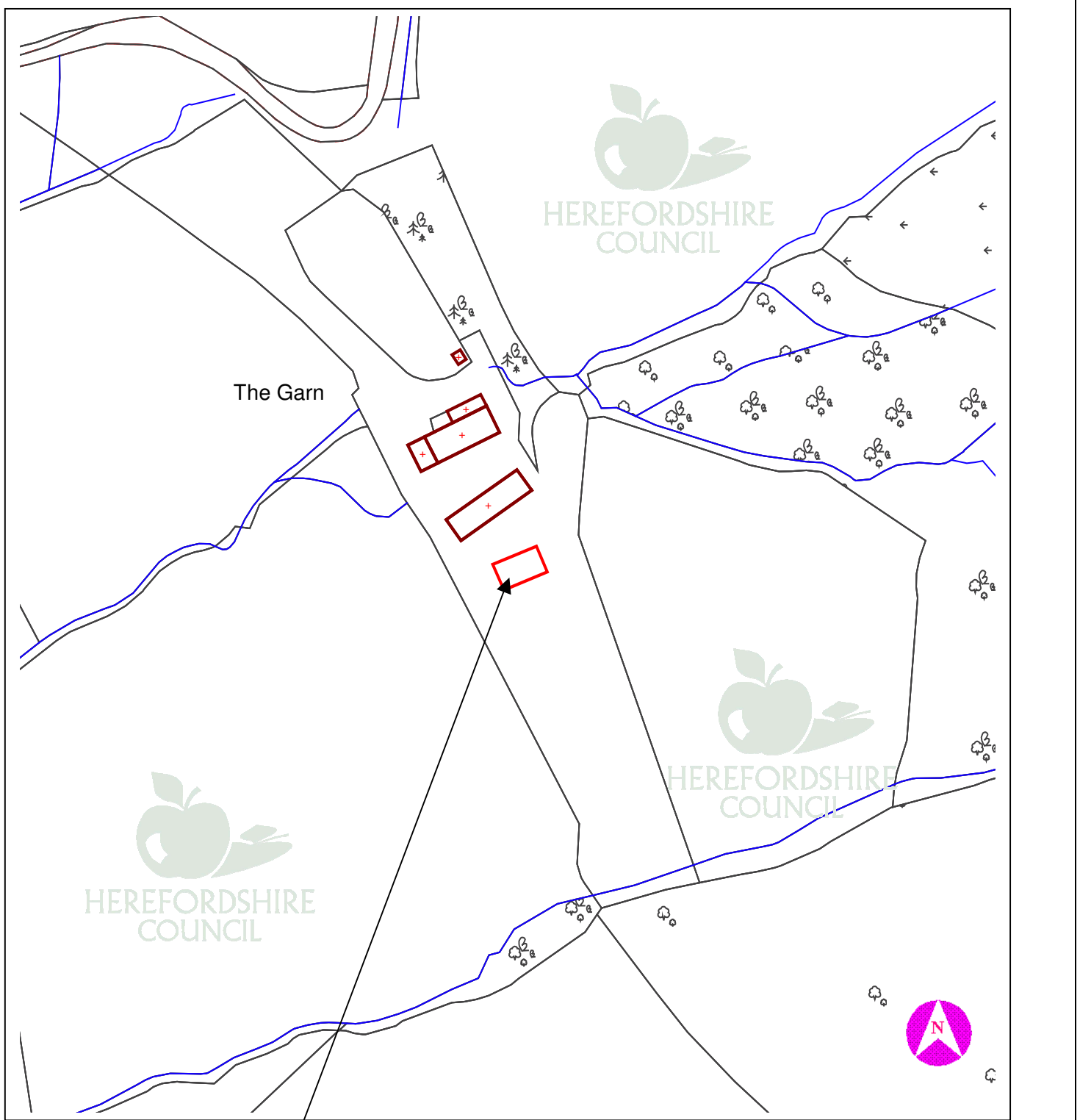
2. N15 - Reason(s) for the Grant of Planning Permission

Decision:

Notes:

Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSW2007/1734/F

SCALE : 1 : 1250

SITE ADDRESS : The Garn, Clodock, Hereford, Herefordshire, HR2 0PE

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