

10 DCNW2007/3344/F - CHANGE OF USE OF AGRICULTURAL FIELD TO CAMP SITE AND ERECTION OF SINGLE STOREY EQUIPMENT STORE/SHOWER AND TOILET FACILITIES. FIELD OPPOSITE THE POUND, WHITNEY-ON-WYE, HEREFORD, HEREFORDSHIRE, HR3 6EH

For: Mr & Mrs R Taylor Warren Benbow Architects 21 Mill Street Kington Herefordshire HR5 3AL

Date Received:
26th October 2007

Ward: Castle

Grid Ref:
26926, 47316

Expiry Date:
21st December 2007

Local Member: Councillor JW Hope

1. Site Description and Proposal

- 1.1 The application site is a flat field located between the A438 public highway and the unclassified 90607 public highway, from which, access into the site is obtained.
- 1.2 The site is located directly opposite the applicants home known as 'The Pound' and the Boat Inn, a public house also the ownership of the applicants. Located alongside the application site's eastern boundary is a dwelling known as 'The Agents House', (formally Wyelands).
- 1.3 The application proposes change of use of land to a campsite and erection of a single storey timber constructed equipment store, shower and toilet facilities, which will also accommodate a 'drying facilities', for patrons of the campsite.

2. Policies

2.1 Herefordshire Unitary Development Plan 2007

S1 – Sustainable Development
S2 – Development Requirements
S8 – Recreation Sport and Tourism
DR1 – Design
DR2 – Land Use and Activity
DR3 – Movement
DR4 – Environment
DR7 - Flood Risk
E11 – Employment in the Small Settlements and Open Countryside
E13 – Agricultural and Forestry Development
E15 – Protection of Greenfield Land
LA2 – Landscape Character and Areas Least Resilient to Change
NC4 – Sites of Local Importance
RST12 – Visitor Accommodation
RST14 – Static Caravans, Chalets, Camping and Touring Caravan Sites

CF2 – Foul Drainage

3. Planning History

- 3.1 NW07/1494/F – Proposed dual use agricultural equipment store/WC shower block and drying area – Refused 4th July 2007 due to insufficient justification for construction of the building as proposed and the need for change of use of the land to camping use.

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency – No objections raised to the proposed development as the proposed development is defined as 'less vulnerable development' which within Zone 3 is not considered inappropriate.

Internal Council Advice

- 4.2 The Transportation Manager raises no objections stating the proposal has 'no significant highway implications.'

5. Representations

- 5.1 Whitney-on-Wye Parish Council have responded to the application stating:-

'There are concerns about flooding and an increase in traffic/noise from the proposed change of use'.

- 5.2 Letters of objection have been received from the following:-

- Alan and Helen Harray, Bramley House, Whitney-on-Wye
- Tim and Emma Rawlings, The Agents House, (formally named Wyelands), Whitney-on-Wye

The key issues raised in the letter of objection refer to:-

- Intensity of current use of site by campers.
- Impact on adjacent public highways.
- Use of the proposed building on site.
- Location of the proposed building on site and services.
- Flooding on site.
- Amenity of local residents.

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

6. Officers Appraisal

- 6.1 The main issues in relationship to this application refer to:

- Impact of the proposed development on the surrounding area
- Use of the site
- Flooding on site

6.2 Impact of the proposed development on the surrounding area

The site for the proposed development is a flat field, easily noticeable from the adjacent A438 public highway and the immediate surrounding landscape. The applicants home known as 'The Pound' and the 'Boat Inn' Public House, also in the ownership of the applicants, is directly opposite the southern side of the site on opposite side of the unclassified 90607 public highway. The proposed timber-constructed building providing on-site facilities is proposed on a site directly in front of the applicants home, known as 'The Pound'. This location abuts the eastern boundary of the application site, to the other side of which, is the residential curtilage of the property now known as 'The Agents House'.

6.3 Use of the site for camping will have minimal detrimental impact on the surrounding landscape and the proposal in consideration of the surrounding landscape is therefore considered acceptable, it is noted the location of the site is directly opposite the applicants home and the 'Boat Inn' Public House, directly behind of which, is the River Wye, and an access point to the river surface used by canoeists. No dwellings outside the control of the applicants look directly into site and it is noted the Council's Transportation Manager raises no objections to the proposed development.

6.4 Use of the site

The site is currently classed as agricultural land and planning legislation allows the applicants to use the site for up to 28 days of the year in relationship to camping use. Letters of objection received indicate the site is being used in excess of this amount of time in relationship to camping activities.

6.5 The site is well located for access to the river by canoeists. The Design and Access Statement submitted in support of the application indicate the existing site is used predominantly by tourists who are canoeing between Glasbury and Hereford, along the River Wye, and use the site as an overnight stop.

6.6 In order to accommodate these canoeists the applicants propose a modest timber constructed building, under a slate roof, to provide, on site shower and WC facilities, along with a 'drying rack' area, for use in summer, and this area to be used as a farm equipment store in winter.

6.7 The proposed timber structure is considered acceptable in scale and design, and will have minimal impact on the landscape, in consideration of its location, and its winter use, as storage area for farm equipment, such as a 'grass mowing machine', this also considered acceptable.

6.8 The application is for 'change of use of field from agricultural to campsite.' The Design and Access Statement submitted in support of the application indicating use of the site as a campsite, which will be predominantly used by canoeists using the adjacent River Wye.

6.9 As such the proposal is considered acceptable in relationship to a campsite, with easy access to the adjacent A438 public highway. 445 and 446 bus routes and the adjacent public house, therefore the development is sustainable.

6.10 The site is relatively open, although reasonably well screened by a surrounding low boundary, use of the site as a 'caravan site' would be considered contrary to Policy RST14: Static Caravans, Chalets, Camping and Touring Caravan Sites of the

Herefordshire Unitary Development Plan 2007, in that they would appear far more conspicuous than tents and therefore have a detrimental impact on the surrounding landscape. Therefore if members are minded to approve the application, it is recommended that a condition be attached to any subsequent approval notice issued indicating no caravan be allowed on site.

6.11 Flooding on site

Concerns have been raised by objectors and the Local Parish Council, about flooding on site. The Environment Agency does not object to the proposed development. The application was accompanied by a flood risk assessment. In consideration of the proposed use of the site in relationship to 'camping', concerns raised are not considered substantial enough to warrant refusal to the application.

6.12 Amenity of local residents.

The site for the proposed development is not immediately overlooked by any dwelling's outside the control of the applicants, and the only dwelling that adjoins the application site boundary is that of the dwelling known as 'The Agents House,' alongside the eastern elevation. This dwelling is located approx. 25 metres from the boundary with neither its frontal or rear elevation looking into the site. The boundary on this elevation of the site is also considered to be adequately screened by a timber close boarded fence and natural vegetation in the form of trees and a hedgerow.

6.13 Also proposed is the construction of a dual use building, alongside the eastern side of the application site. The building is considered acceptable in design and scale and is a much more modest sized structure than the one subject to application ref: NW07/1494/F for a dual use agricultural equipment store/WC shower block and drying area refused planning permission on 4th July 2007.

6.14 Therefore in consideration of amenity of surrounding dwellings the proposed 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 - The development hereby approved shall be used in relationship to overnight camping only and no caravan shall be allowed on site.

Reason: In the interests of the visual amenity of the surrounding area and in the interests of public highway safety.

INFORMATIVES:

1 - N15 - Reason(s) for the Grant of PP/LBC/CAC

2 - N19 - Avoidance of doubt

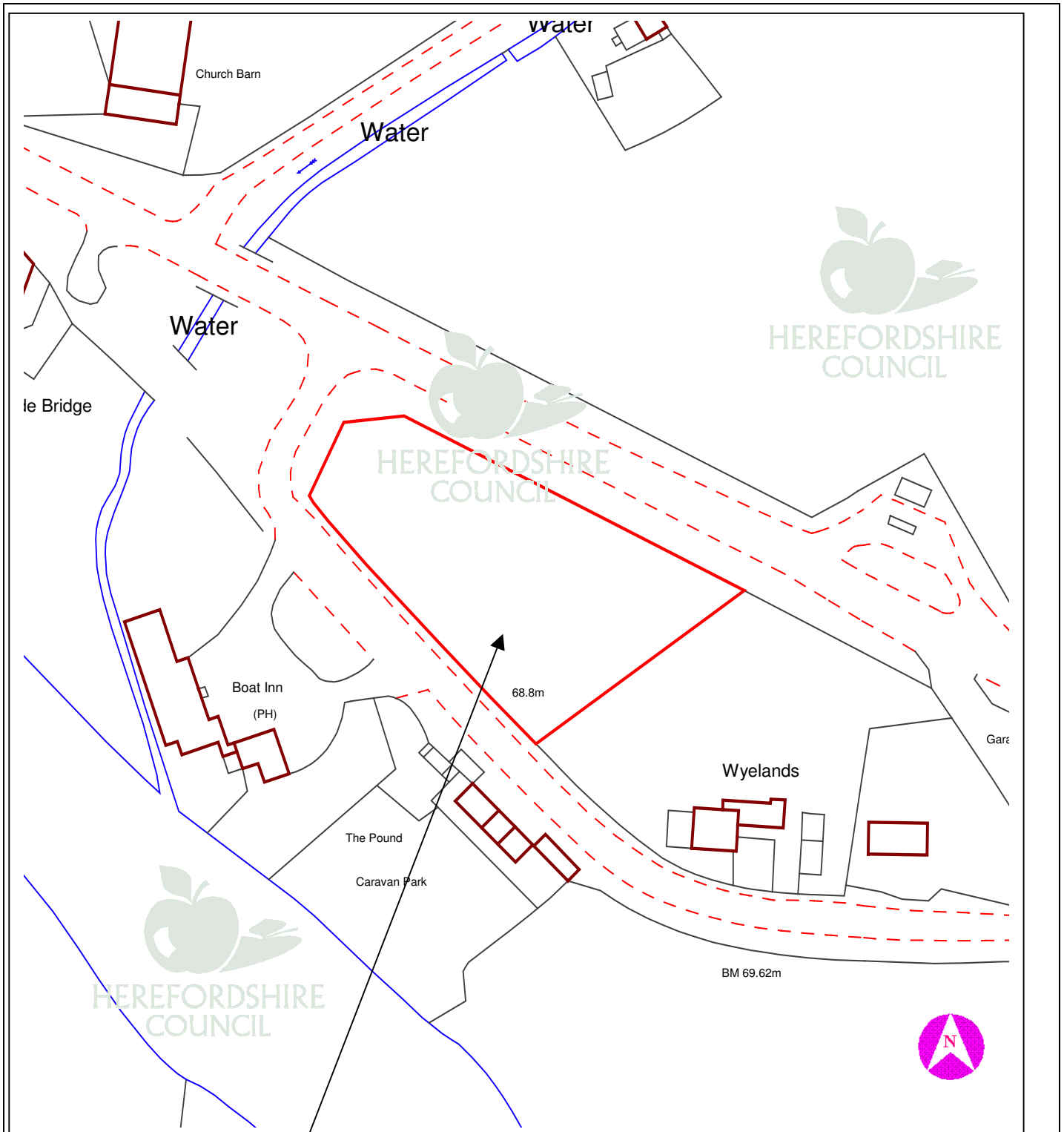
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNW2007/3344/F

SCALE : 1 : 1250

SITE ADDRESS : Field opposite The Pound, Whitney-On-Wye, Hereford, Herefordshire, HR3 6EH

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