

**8 DCCE2008/0959/F - PROPOSED FIELD SHELTER, FIELD AT COMMON HILL LANE (OPPOSITE THE LITTLE HOUSE), FOWNHOPE, HEREFORD, HR1 4QA**

**For: Mr N Newman, 30 Noverwood Drive, Fownhope, Hereford, HR1 4PN**

**Date Received: 3 April 2008**

**Ward: Backbury Grid Ref: 58902, 34519**

**Expiry Date: 29 May 2008**

Local Member: Councillor JE Pemberton

**1. Site Description and Proposal**

1.1 The application site lies in the countryside and is located on the southern side of the unclassified road 72214, approximately half a mile east of Fownhope. The site also falls in the designated Wye Valley Area of Outstanding Natural Beauty. Ground levels fall away steeply from the road from north to south both within the site and the wider area. The site boundaries are defined by hedging and stock-proof fencing. Access to the field is via the existing gateway leading to an access track running along the northern boundary. The land is currently used for grazing horses and a stable is positioned beside the bank to the north-east corner of the field. Residential properties are found to the north and north-west of the site.

1.2 This application seeks permission for the erection of a field shelter to keep horses from inclement weather and would also occasionally be used for the storage of machinery. The shelter measures 4.4m in depth with a roof overhang of 400mm, 9m in length and a maximum height of 3.4m. It would be externally finished in horizontal timber boarding with profiled sheeting to the roof. The shelter would be positioned lower down on the slope along the eastern boundary of the field.

**2. Policies**

**2.1 Herefordshire Unitary Development Plan 2007**

Policy S1	-	Sustainable Development
Policy S2	-	Development Requirements
Policy S8	-	Recreation, Sport and Tourism
Policy DR1	-	Design
Policy LA1	-	Areas of Outstanding Natural Beauty
Policy RST1	-	Criteria for Recreation, Sport and Tourism Development
Policy RST2	-	Recreation, Sport and Tourism Development within Areas of Outstanding Natural Beauty

**3. Planning History**

3.1 DCCE2005/0790/F Increase of existing gateway. - Approved 03.05.05  
Increase of ground level in the field up to the road level to gain access from the roadside

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

##### Statutory Consultations

- 4.1 No statutory or non-statutory consultations required.

##### Internal Council Advice

- 4.2 Traffic Manager - no objection.  
4.3 Conservation Manager - no objection.

#### **5. Representations**

- 5.1 Fownhope Parish Council: "Not supported. It is considered that the existing stable block is sufficient for the size of paddock, particularly as it is located in an Area of Outstanding Natural Beauty."

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

#### **6. Officer's Appraisal**

- 6.1 The site is in attractive and unspoilt countryside and also lies within the designated Wye Valley Area of Outstanding Natural Beauty. Planning policies generally restrict new build development in this sensitive landscape area, the aim being to safeguard the natural beauty and amenity of the area in the national interest.
- 6.2 Concern has been raised regarding the functional need of the proposed field shelter. This is because a stable is already sited in the field. In response to this issue, the applicant has submitted a supporting statement demonstrating the need for the field shelter on site. The applicant's main reasoning for the erection of a field shelter is to provide a safe and practical environment for grazing his horses. The design and location of the existing stables is such that horses cannot access them without human intervention. The proposed shelter has level access and is thus more practical for the animal to access in the event of inclement weather. The applicant has confirmed that his intention is grazing of horses on the land and not training. It is considered that the evidence is sufficient to conclude that the shelter is genuinely required for the welfare of horses. A condition can be attached to the permission to restrict the use of the building for this specific purpose.
- 6.3 The design of the building is typical of an agricultural field shelter. It is modest in size and constructed from timber. It will be positioned along the eastern boundary of the field. There is existing hedging along all the boundaries, which provide screening of the field and will minimise the visual impact upon the rural landscape. The linear form of the shelter, parallel to the eastern boundary, will help to preserve the natural contours of the slope. The scale of the shelter is considered appropriate having regard to the size of the holding and the applicant's specific requirements.
- 6.4 For the reasons above, it is considered that the proposed shelter will not cause significant harm to the character and appearance of the rural landscape and the Wye Valley Area of Outstanding Natural Beauty and the proposal therefore represents an acceptable form of development.

**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. **C07 (Dark roof colouring (agricultural buildings)).**

**Reason: To protect the visual amenities of the area and to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan.**

- 3. **C08 (Colour of cladding (stables)).**

**Reason: To protect the visual amenities of the area and to ensure that the development complies with the requirements of Policy DR1 of Herefordshire Unitary Development Plan**

- 4. **F09 (Private use of stables only).**

**Reason: In order to safeguard the character and amenity of the area and to comply with Policy LA1 of Herefordshire Unitary Development Plan.**

**Informative(s):**

- 1. **N19 - Avoidance of doubt - Approved Plans.**
- 2. **N15 - Reason(s) for the Grant of Planning Permission.**

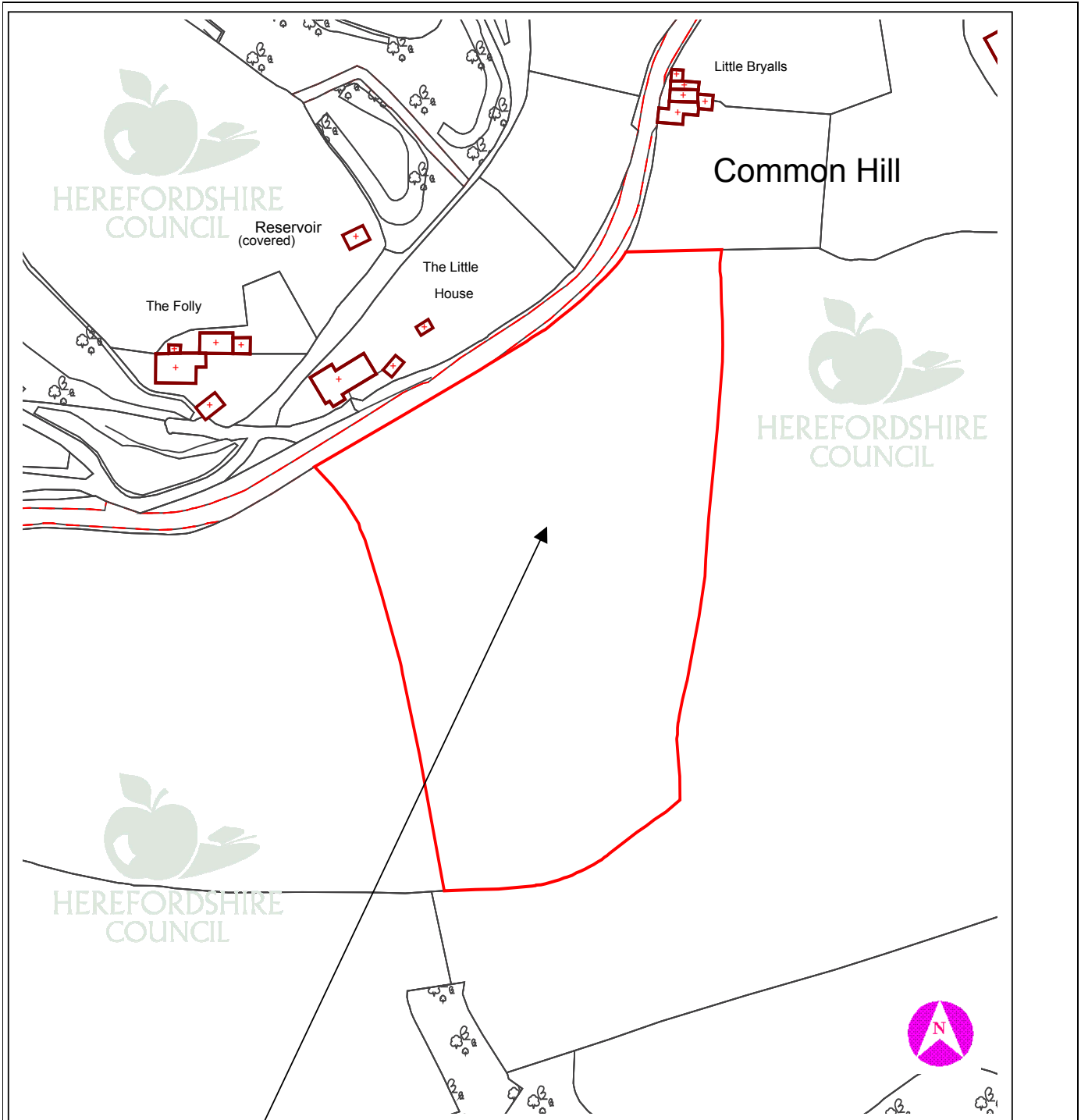
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DCCE2008/0959/F

**SCALE :** 1 : 1250

**SITE ADDRESS :** Field at Common Hill Lane (opposite The Little House), Fownhope, Hereford HR1 4QA

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