

12 DCNC2008/1311/F - NEW ACCESS ON TO THE A44 AT DOCKLOW FOR LOWER BUCKLAND FARM AT LOWER BUCKLAND, DOCKLOW, LEOMINSTER, HEREFORDSHIRE, HR6 0RU

For: Mr Thomas at the above address

Date Received:

12th May 2008

Expiry Date:

7th July 2008

Ward:

Hampton Court

Grid Ref:

55682, 57136

Local Member: Councillor KG Grumbley

1. Site Description and Proposal

- 1.1 The application site lies off a long private farm track, which is also a bridle path (DH7) serving Lower Buckland, lying off the A44 between Leominster and Bromyard, and is within the open countryside.
- 1.2 The proposal seeks planning permission for the creation of a new farm access from Lower Buckland to the A44 at Docklow. The access driveway will utilise an existing and historical farm track running parallel to an existing boundary hedgerow and trees. A new entrance splay will be created where this meets the A44, with appropriate visibility splays created by the removal and cutting back of existing hedgerow. The access track will also run along the boundary of a defined historic park and garden (Buckland), which is also classified as 'Plateau Estates Farmland' within the Herefordshire Landscape Character Assessment.
- 1.3 This application follows a recent legal division of Lower Buckland from Buckland, which currently share an existing private driveway and access on to the A44. As a result of this division, a new access and driveway is required to secure independence to both Lower Buckland and Buckland.
- 1.4 The applicant is related to a member of the Planning Department and as such, this application is required to be reported to the area sub-committee.

2. Policies

2.1 Herefordshire Unitary Development Plan

DR3 - Movement

LA2 – Landscape character and areas least resilient to change

LA4 - Protection of historic parks and gardens

LA6 – Landscaping schemes

3. Planning History

N/A

4. Consultation SummaryStatutory Consultations

4.1 None required

Internal Council Advice

4.2 Traffic Manager - No objections - recommendation of conditions

5. Representations

5.1 Parish Council: No objection

5.2 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. Officer's Appraisal

6.1 The main issues relating to this proposal are the principle of development, highway safety issues and impact on landscape and historical setting of the adjoining historic park and garden of Buckland.

6.2 Having been divided from Buckland, which is served by an existing access off the A44 and private driveway, Lower Buckland, as an independent farm holding of 370 acres requires a separate access and driveway to facilitate the domestic and agricultural uses of this farm.

6.3 The application follows discussions with the Council's Highways Engineer and as such, the access and visibility has been considered, and is deemed to be an acceptable location, providing adequate visibility and will therefore ensure that the necessary highway safety standards are achievable. Planning conditions have been recommended by the highways engineer to ensure that the access and visibility splays will be constructed to accord with the necessary highway standards.

6.4 Whilst Lower Buckland is located at a considerable distance from the adjoining A44, the proposed location of the driveway and access utilises an historical access and stone track, which runs parallel to field hedgerows and trees and is considered to be a relatively direct route over the open fields offering the least intrusive means of providing a farm track.

6.5 A stock proof fence will be constructed along the route of the driveway adjoining the open fields and new hedges and trees are to be planted to provide a formal boundary to the driveway and to help screen the development.

6.6 Given the natural topography of Lower Buckland and the location of the track, the proposal is not considered to be detrimental to the landscape, or to the setting of the historic park and garden of Buckland estate.

6.7 Overall, the proposal appears to accord with the relevant development plan policies and as such, a conditional planning permission is recommended.

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 - G09 (Details of Boundary treatments)

Reason: In the interests of visual amenity, to ensure the development has an acceptable standard of privacy and to conform to Policy DR1 of Herefordshire Unitary Development Plan.

3 - G12 (Hedgerow planting)

Reason: In order to maintain the visual amenity of the area and to comply with Policy LA6 of Herefordshire Unitary Development Plan.

4 - G13 (Tree planting)

Reason: In order to maintain the visual amenity of the area and to comply with Policy LA6 of Herefordshire Unitary Development Plan.

5 - H05 (Access gates)

Reason: In the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan

6 - H06 (Vehicular access construction)

Reason: In the interests of highway safety and to conform with the requirements of Policy DR3 of Herefordshire Unitary Development Plan

7 - H13 (Access, turning area and parking)

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway and to conform with the requirements of Policy T11 of Herefordshire Unitary Development Plan

INFORMATIVES:

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

2 - N19 - Avoidance of doubt - Approved Plans

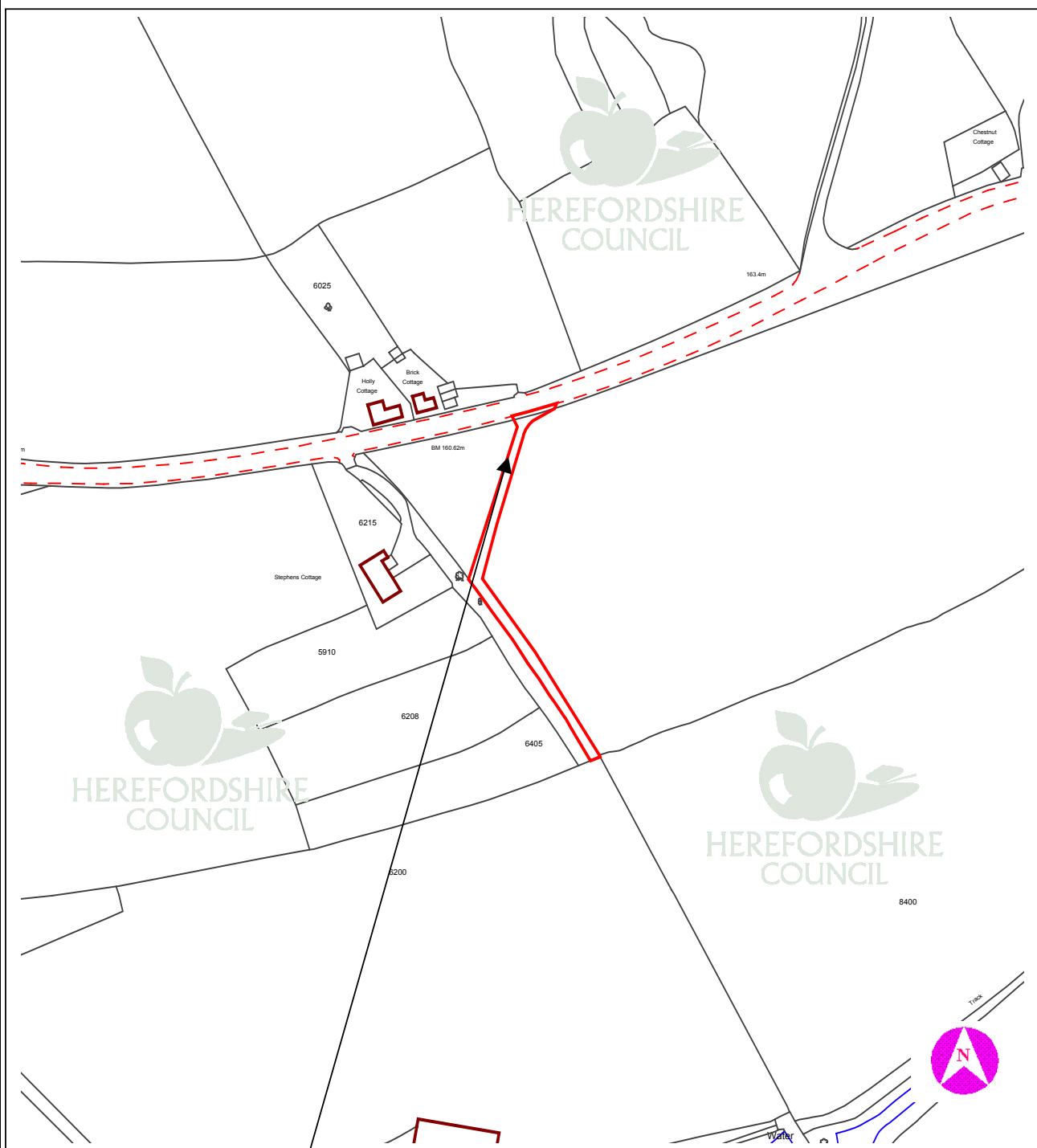
Decision:

Notes:



Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCNC2008/1311/F

SCALE : 1 : 2500

SITE ADDRESS : Lower Buckland, Docklow, Leominster, Herefordshire, HR6 0RU

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