

11 DCCW2008/0925/F - CHANGE OF USE OF STORAGE BUILDING TO FORM 3 NO. HOLIDAY LETTING UNITS AT ROSEBANK, MUNSTONE, HEREFORD, HEREFORDSHIRE, HR1 3AD

For: Mr. & Mrs. J. Turlej per Mr. J. Scriven, Long Orchard, 5 Overbury Road, Hereford, Herefordshire, HR1 1JE

Date Received: 2 April 2008

**Ward: Burghill,
Holmer & Lyde**

Grid Ref: 51541, 43357

Expiry Date: 28 May 2008

Local Member: Councillor SJ Robertson

1. Site Description and Proposal

- 1.1 Rosebank is located on the eastern side of the Class III Pipe & Lyde to Hereford road at Munstone. Lyle Three Cross Farm is sited opposite with private dwellings to the north, Spring Cottage, and south, Woodrise. Open fields adjoin the eastern boundary. The proposal is to convert a range of outbuildings between Rosebank and Spring Cottage into three holiday lets.
- 1.2 The building sits on the northern boundary of the site, two storey, of brick construction under a tiled roof. The conversion will utilise all existing openings and comprise living/dining room with kitchen and w.c. on the ground floor with two bedrooms and bathroom on the first floor.
- 1.3 Six car parking spaces located to the east of the barns are proposed.

2. Policies

2.1 Herefordshire Unitary Development Plan 2007:

Policy DR1	-	Design
Policy HBA12	-	Re-use of Rural Buildings
Policy RST12	-	Visitor Accommodation
Policy RST13	-	Rural and Farm Tourism Development
Policy T11	-	Parking Provision

2.2 Supplementary Planning Guidance:

Re-use and Adaptation of Rural Buildings

3. Planning History

- 3.1 SH940627PF Conversion of storage building to elderly persons residence. Refused 22 June 1994.

- 3.2 SC980351/PF Extensions to existing building. Approved 29 October 1998.
- 3.3 DCCW2006/2768/F Change of use of storage building into additional accommodation for Rosebank to form 3 no. holiday letting units for long term winter lets and short term summer lets. Withdrawn 18 October 2006.
- 3.4 DCCW2007/2560/F Change of use of storage building into additional accommodation for Rosebank to form 3 no. holiday letting units for long term winter lets and short term summer lets. Refused 5 October 2007.

4. Consultation Summary

Statutory Consultations

- 4.1 None.

Internal Council Advice

- 4.2 Traffic Manager: Recommends conditions which will require improvements to the visibility north of the access.
- 4.3 Conservation Manager: Recommends conditions to ensure the recommendations of the ecological report are followed.
- 4.4 Public Rights of Way Manager: Raise no objection.

5. Representations

- 5.1 Holmer Parish Council: No objection.
- 5.2 Pipe & Lyde Parish Council: No objection subject to condition limiting use to holiday lets.
- 5.3 One letter of objection has been received from Mr. & Mrs. Borthwick, Woodrise, Munstone, Hereford, HR1 3AD. The main points raised are:-
- 1) Given the number of potential new residents their arrival is undoubtedly bound to involve an increase of noise pollution from them, vehicles of the residents and visitors of the residents.
 - 2) The entrance to 'Rosebank' is situated on the crown of a very sharp double bend bordered on one side by chevron boards. It is clear entering and leaving the access point is dangerous and requires more than normal care. Additional traffic from residents, potentially up to six vehicles and visitors could well have a significant impact for all highway users.
 - 3) It would be difficult to control occupancy and potentially sold off as separate dwellings.
 - 4) This is a sparsely populated area.

5) The building is approximately 40 yards from Woodrise.

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 This proposal seeks to convert a two storey rural building into three 2-x bedroom holiday lets. The main issues are considered to be

1. The Principle of Development
2. Highway Safety
3. Impact on Adjoining Residents

Principle of Development

6.2 The conversion of rural buildings to visitor accommodation is fully supported by Policy RST12 of the Herefordshire Unitary Development Plan and Government Guidance contained in PPS7. The site is located close to Hereford City and within a small group of dwellings at Lyde Cross, Munstone where the principle of this form of development is considered acceptable. In addition planning permission has also been previously granted (SH94627PF) on appeal for conversion of the building to an elderly person residence, the permission for which has expired. However this permission confirmed the acceptability of the site to cater for increased usage. Therefore the proposal for three holiday lets in principle is considered acceptable.

Highway Safety

6.3 The access is located near a double bend at Lyde Cross, Munstone. The Traffic Manager has fully assessed the application and recommends conditions which will improve the visibility to the north. This will entail the removal of some of the planting. Adequate parking and turning facilities are available on site.

Impact on Adjoining Residents

6.4 The concerns of the local residents have been assessed and whilst there would be an increase in general activities and movement, it is not considered that there would be significant noise disturbance or inconvenience for neighbouring residents.

6.5 There is room on site for vehicles to park and amenity use without demonstrable harm to local residents. In addition a condition will be recommended that prevents the holiday units being sold off from Rosebank. Finally the juxtaposition of the building together with its proposed means of conversion further mitigates harm to adjoining residents.

Conclusion

6.6 The conversion of the building to holiday lets retained with Rosebank is considered to fully accord with the Development Plan and guiding principles under PPS7.

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. **F13 (Restriction on separate sale) (Rosebank).**

Reason: It would be contrary to the policy of the local planning authority to grant permission for a separate dwelling in this location having regard to Policy H7 of Herefordshire Unitary Development Plan.

- 3. **F30 (Use as holiday accommodation).**

Reason: Having regard to Policy H7 Herefordshire Unitary Development Plan the local planning authority are not prepared to allow the introduction of a separate unit of residential accommodation due to the relationship and close proximity of the building to the property known as Rosebank in this rural location.

- 4. **H03 (Visibility splays) (2 x 4 x 30).**

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

- 5. **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.

- 6. **I16 (Restriction of hours during construction).**

Reason: To protect the amenity of local residents and to comply with Policy DR13 of Herefordshire Unitary Development Plan.

Informatives:

- 1. **HN5 (Works within the highway).**
- 2. **N19 - Avoidance of doubt - Approved Plans.**
- 3. **N15 - Reason(s) for the Grant of PP/LBC/CAC.**

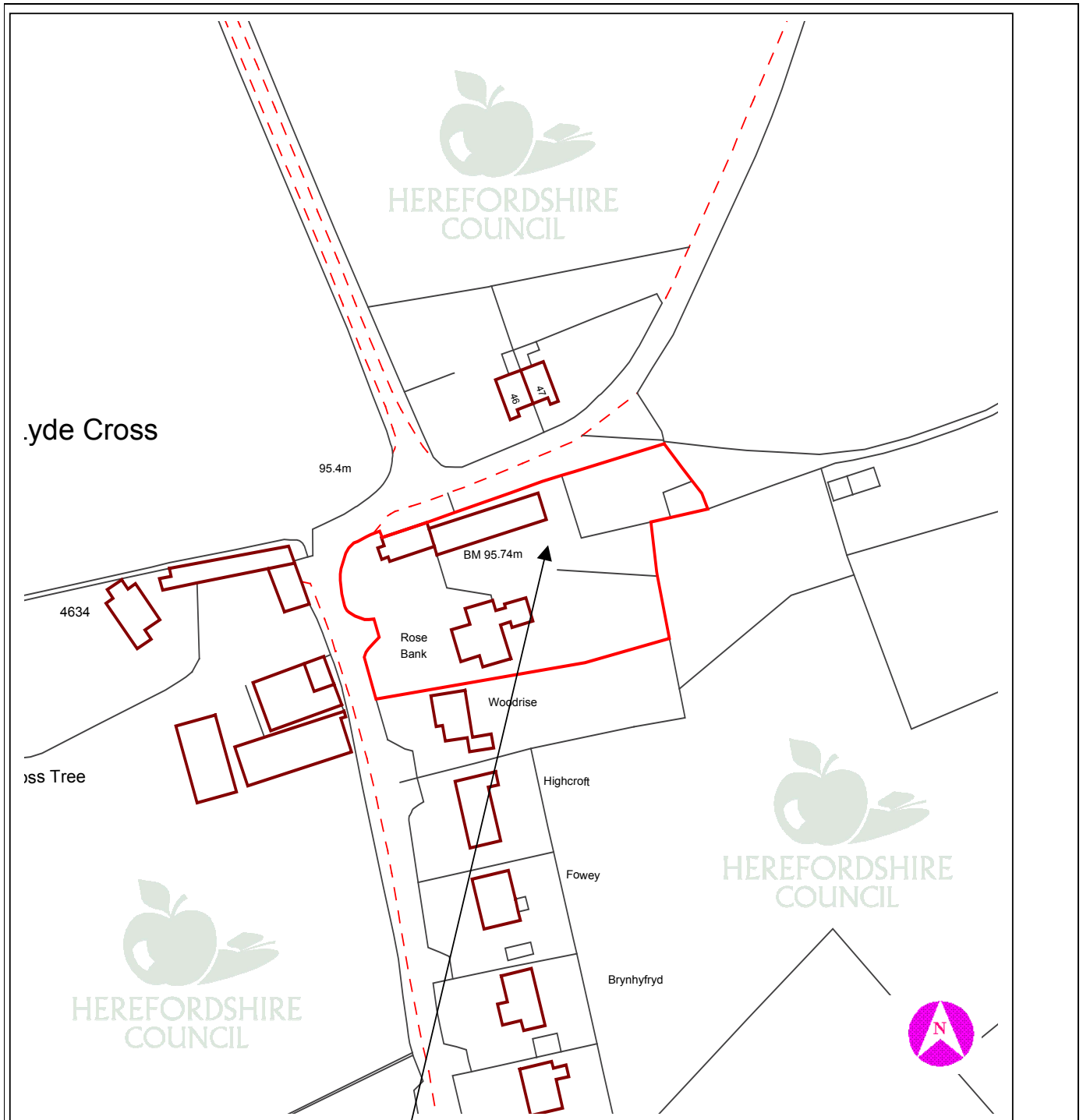
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCW2008/0925/F

SCALE : 1 : 1250

SITE ADDRESS : Storage building at Rosebank, Munstone, Hereford, Herefordshire, HR1 3AD

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