

**9 DCNC2003/2950/F - PROPOSED INDOOR EXERCISE ARENA (BUILDING E ONLY) AT LAND ADJACENT TO TEDSTONE COURT, TEDSTONE DELAMERE, BROMYARD, HEREFORDSHIRE, HR7 4PS**

**For: Mr S Harrison per Linton Design Group, 27 High Street, Bromyard, Herefordshire. HR7 4AA**

**Date Received:**  
**30th September 2003**

**Ward:**  
**Bringsty**

**Grid Ref:**  
**69341, 58748**

**Expiry Date:**  
**25th November 2003**

Local Member: Councillor T Hunt

### **1. Site Description and Proposal**

- 1.1 The site is a paddock located opposite and to the north of Tedstone Court, a Grade II Listed Building, close to the Tedstone Delamere Conservation Area, and adjacent to a line of unauthorised stables and tack room and storage building. It is located in open countryside designated as being of Great Landscape Value.
- 1.2 The proposal is for a portal framed building, 15m x 27.5m, 4.7m to eaves and 7m to ridge, to be clad in green profiled metal sheeting. The building is to be used to train the applicants own horses.

### **2. Policies**

- 2.1 PPG7 The Countryside – Environmental Quality and Economic and Social Development.

#### **2.2 Malvern Hills District Local Plan**

Landscape Policy 1 – Development outside settlement boundaries  
Landscape Policy 3 – Development in Areas of Great Landscape Value  
Recreation Policy 13 – Horses and stables in the countryside  
Conservation Policy 2 – New development in Conservation Areas  
Conservation Policy 3 – The setting of Conservation Areas  
Conservation Policy 11 – The setting of Listed Buildings

#### **2.3 Herefordshire Unitary Development Plan (Deposit Draft)**

LA2 – Landscape character and areas least resilient to change  
HBA4 – Setting of Listed Buildings  
HBA6 – New development within Conservation Areas

### **3. Planning History**

NC2003/0618/F - Proposed equine facilities (partly retrospective). Withdrawn.

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

##### Statutory Consultations

4.1 Environment Agency: No objection.

##### Internal Council Advice

4.2 Head of Engineering and Transport: No objection.

4.3 Chief Conservation Officer: No objection.

#### **5. Representations**

5.1 Tedstone Delamere Parish Council: 'Members are unable to support the above application because of the following reasons:

1. Damaging visual intrusion into an area of great landscape value.
2. Building would attract an influx of traffic which the area could not accommodate and cope with.
3. Light, noise and waste pollution emulating from this building and operation would affect the wildlife together with a loss of amenity to the adjacent properties and Tedstone Delamere area.
4. It is not proven that there is an overwhelming need to create a new building as there is a barn already available to be used.'

5.2 Eight letters of objection received. The main points raised:

- a) This application should not be dealt with in isolation to the retrospective application.
- b) This building and the stable buildings represent a large development located in the small Tedstone Delamere settlement.
- c) The building will degrade the countryside and destruct the views of Tedstone Delamere.
- d) Damaging impact on the area of great landscape value.
- e) Traffic implications.
- f) There is no need for the development.
- g) Waste, noise and light pollution would be harmful to the area.

5.3 Three letters of no objection have also been received.

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

#### **6. Officers Appraisal**

6.1 Recreation Policy 13 deals specifically with development for horses in the countryside, setting a criterion for consideration, scale and impact on the locality and area of acknowledged importance, highway safety and waste disposal.

- 6.2 The site is a paddock located in open countryside designated as being of Great Landscape Value and adjoins the Tedstone Delamere Conservation Area, and Tedstone Court, a Grade II Listed Building.
- 6.3 As with all development in the countryside, development involving horses should take particular care to minimise their effect on the appearance of the area. In terms of its impact the building, which has the appearance of a farm building, is to be located in a depression in the ground, adjacent to a small group of stable buildings. The location of the building, closely related to established hedgerows, allows it to be assimilated into the landscape without compromising the function it is intended to serve, so as not to cause any detriment to the setting of the Conservation Area or to the setting of Tedstone Court or to the character of the area.
- 6.4 The building, which has the appearance of a modern farm building, together with use of materials, is considered to be appropriate in this location.
- 6.5 The building is required for the training of the applicants own horses and will not therefore attract additional traffic to cause danger to other road users. Accordingly, The Head of Transportation has raised no objection.

**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 - E11 (Private use of stables only)**

**Reason: In order to safeguard the residential amenity of the area.**

**Notes to applicant:**

**1 - All wash waters, manures and stable waste shall be collected, stored and disposed of in accordance with DEFRA "Code of Good Agricultural Practice for the Protection of Water".**

**2 - Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with Section 34 of the Environment Protection Act 1990.**

Decision: .....

Notes: .....

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**Background Papers**

Internal

departmental

consultation

replies.