

10 DCNC2003/2952/F - PROPOSED EQUINE FACILITIES, BUILDINGS A, B, C & D ONLY (PARTIALLY RETROSPECTIVE) 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:
69349, 58715

Expiry Date:
25th November 2003

Local Member: Councillor T Hunt

1. Site Description and Proposal

- 1.1 The site is located to the north of Tedstone Court, a Grade II Listed Building, and adjacent to the Tedstone Delamere Conservation Area. It is close to the junction of the unclassified 65030 with the narrow road leading down past Tedstone Court. A wooden post and rail fence bounds the site.
- 1.2 This is a part retrospective application for 2 wooden clad stable buildings 9metres x 3.5metres, stained dark brown with mineral felt roofs, each providing 4 loose boxes, and the repositioning of a portacabin type structure, 11.5metres x 6metres, some 10metres further north, which is used as a tackroom and storage area. This building is to altered with the addition of a pitched roof. A fodder store of the same size and appearance as the stables is proposed between the tackroom and stables. The buildings are in a line along the tree lined western boundary of the site. The buildings are for the applicants own use.

2. Policies

- 2.1 PPG7 The Countryside – Environmental Quality and Economic and Social Development
PPG15 Planning and the Historic Environment

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

2.2 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

2.4 Hereford and Worcester County Structure Plan

CTC2 – Development in Areas of Great Landscape Value
CTC9 – Development Criteria

3. Planning History

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 Withdrawn.

4. Consultation Summary

Statutory Consultations

4.1 Environment Agency: No objection, subject to notes.

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. There would be an adverse effect on the wildlife because of light, noise and waste pollution emanating from this building and operation.
4. It is not proven that there is an overwhelming need to operate a new building as there is a barn already available to be used.'

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

- a) Very concerned, this is a retrospective application.
- b) These buildings and the proposed equine building represent a large development located in the small Tedstone Delamere settlement.
- c) The buildings degrade the countryside and detract from the character of the area.
- 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 raising no objection to this application 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 This is a part retrospective planning application for the retention of stable buildings. A mobile structure used as a tack room and store is to be repositioned some 10metres further to the north. This building is to be altered with the addition of a pitched roof, the height of which will be the same height as the adjacent buildings, and eaves overhang so as to have a similar appearance to the stables. A fodder store of the same size and appearance as the stables is proposed between the stables and the tack room and store.
- 6.2 Recreation Policy 13 deals specifically with horses and stables in the countryside setting out criteria for consideration, scale and impact on the locality and the area of acknowledged importance, highway safety and waste disposal.
- 6.3 The site is located in open countryside designated as being of Great Landscape Value. It also adjoins the Tedstone Delamere Conservation Area, and is close Tedstone Court, a Grade II Listed Building. As with all development in the countryside, applications for development involving horses should take particular in minimising the affect they will have on the appearance of the countryside. In terms of impact on the acknowledged areas of importance, the Chief Conservation Officer has raised no objection considering their position close to a tree lined boundary minimises their impact they have on the character of this rural area.
- 6.4 The buildings are required for the applicants own use and will not attract additional traffic that would cause danger to other road users or affect the amenity of the area. 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. 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.