

11 DCNC2003/3002/F - CONVERSION OF STABLE/FORMER FARM OFFICE BUILDING TO RESIDENTIAL STAFF ACCOMMODATION AT BLACK VENN, EDWYN RALPH, BROMYARD. HR7 4LU

For: Trustees of the Harry Wolton Settlement per Mr H Wolton, The Black Venn, Edwyn Ralph, Bromyard. HR7 4LU

Date Received:
3rd October 2003

Ward:
Bringsty

Grid Ref:
65643, 57629

Expiry Date:
28th November 2003

Local Member: Councillor T Hunt

1. Site Description and Proposal

- 1.1 The Black Venn is located at the end of a long single width country lane. It is located in open countryside, designated as being of Great Landscape Value.
- 1.2 The application relates to a recently built 2-storey red brick building under a plain tiled roof that is located in a group of buildings on the north-east side of The Black Venn. The proposed accommodation will comprise living room, entrance hall, kitchen, lobby and utility on the ground floor with 2 bedrooms, bathroom and landing area at first floor. All existing openings are shown to be utilised throughout.

2. Policies

- 2.1 SPG – Re-use and adaptation of traditional rural buildings
PPG 7: The Countryside – Environmental Quality and Economic and Social Development

2.2 Malvern Hills District Local Plan

Conservation Policy 12 – Residential conversion of agricultural and other rural buildings
Landscape Policy 1 – Development outside settlement boundaries
Landscape Policy 3 – Development in Areas of Great Landscape Value

2.3 Herefordshire Unitary Development Plan (Deposit Draft)

HBA13 – Re-use of traditional buildings for residential purposes
LA2 – Landscape character least resilient to change

2.4 Hereford and Worcester County Structure Plan

H20 – Residential development in open countryside

CTC2 – Development in Areas of Great Landscape Value
CTC9 – Development criteria
CTC14 – Criteria for the conversion of buildings in rural areas

3. Planning History

MH84/0842 - 2-storey extension. Approved 4.7.84.

MH91/0073 - Alterations and extension. Approved 25.2.91.

4. Consultation Summary

Statutory Consultations

4.1 None.

Internal Council Advice

4.2 Head of Engineering and Transport: No objection.

4.3 Public Rights of Way Manager: The proposed development would not appear to affect Public Right of Way ER23.

5. Representations

5.1 Edwyn Ralph Parish Council: Resolved to support application and need for occupancy covenant.

5.2 Norton Parish Council: No objection.

5.3 The applicant has said:

a) The accommodation is required by Mr and Mrs James, both of whom are full-time employees. Mrs James has been employed by me for more than 10 years.

b) At the moment they live in Leominster.

c) The staff accommodation is required as both are necessary employees.

d) The building will require little alteration.

e) I will accept an occupancy condition restricting the application to The Black Venn.

5.4 Letters of objection have been received from:

R J Darby, New House Farm, Edvin Loach, Bromyard
R Harris, Upper House Farm, Edwyn Ralph, Bromyard
Mrs R Amies, Kedenide, Ffryd Road, Knighton
Mrs J Yeomans, The Nook, Clifton on Teme
E Harris, Beechfields, Edwyn Ralph, Bromyard

The main points raised:

- a) It affects a Public Right of Way.
- b) There is no need for further building.
- c) Church Lane is inadequate to serve this proposal.
- d) Any increase in traffic should be avoided.
- e) There is no need for staff accommodation.

5.5 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 application is for conversion of a 2-storey building, albeit recently built. The building has the appearance of a traditional farm building. Conservation Policy 12 deals specifically with the conversion of agricultural buildings and other rural buildings setting a criterion for consideration. The policy generally acknowledges that traditional buildings are vernacular in style and constructed from brick and/or timber frame. They are normally 19th century or earlier and are frequently of architectural and/or historic interest. Occasionally, though, an early 20th century building built in a vernacular style using local materials could be considered traditional.

6.2 Although this is a modern building, it is of a vernacular style and construction so as to be considered appropriate for alternative use. The alterations proposed to bring this building into use maintain the characteristics of the building. The accommodation is required by full time employees of the applicant who, presently reside in Leominster, are necessary to the running of The Black Venn. The proposal will reduce the need to travel. While the site is located in open countryside, it forms part of a complex of buildings that are on the north east side of The Black Venn, where its alternative use as ancillary accommodation to the principle dwelling is unlikely to cause any harm to the acknowledged visual qualities of the rural landscape.

6.3 It is acknowledged that bridleway ER23 runs through The Black Venn. However, the PROW advises that the bridleway is not affected by this proposal.

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 - The accommodation hereby permitted shall not be occupied other than by a member of staff employed by the occupants of The Black Venn.

Reason: In order to define the permission.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.