

6 DCSE0009/1553/F - RETROSPECTIVE PLANNING APPLICATION FOR TWO STABLES AND LEAN-TO AND FOR OCCASIONAL USE AS ANIMAL SHELTER AND USE OF LAND FOR THE KEEPING OF HORSES. CARAVAN USED FOR STORAGE OF ANIMAL EQUIPMENT AT WELL VALE PASTURES, LAND WEST OF WELL VALE FARM, WHITCHURCH, HEREFORDSHIRE, HR9 6DW.

For: Mr D Agami, 28 Deanswift Close, Goodrich, Ross on Wye, Herefordshire, HR9 6HQ.

Date Received: 23 July 2009

Ward: Kerne Bridge

Grid Ref: 54122, 16716

Expiry Date: 17 September 2009

Local Member: Councillor JG Jarvis

1. Site Description and Proposal

- 1.1 Well Vale Pasture is on the south side of Well Vale Lane, almost opposite Well Vale Farmhouse. A tall hedge runs along the boundary with Well Vale Lane. Adjacent to the roadside boundary is a mono-pitched roofed storage building.
- 1.2 The site is located in open countryside and within the Wye Valley Area of Outstanding Natural Beauty.
- 1.3 This is a retrospective application. The application is for the retention of a lean-to addition with a floor area of 5 metres x 4 metres, and a height of 2 metres to eaves and 2.4 metres to its highest point that is on the west side of the storage building and marked A on the site location plan. It is also proposed to retain 2 timber clad stables which are on the west side of this building and marked C and E on the site location plan. Stable C, is 3 metres x 3 metres with a pitched roof which is 3 metres to ridge and Stable E is 2.6 metres x 2.6 metres has a mono-pitched roof with a ridge height of 2.4 metres. Between the stables is a touring caravan which is being used as a store.
- 1.4 The application has been amended to include the regulation of the mixed use of the land for the keeping of horses and agricultural purposes.

2. Policies

2.1 Planning Policy Statements

- PPS1 - Delivering Sustainable Development
- PPS7 - Sustainable Development in Rural Areas

2.2 Herefordshire Unitary Development Plan

- Policy S2 - Development Requirements;
- Policy S7 - Natural and Historic Heritage;
- Policy DR1 - Design;
- Policy DR2 - Land Use and Activity

- Policy LA1 - Areas of Outstanding Natural Beauty;
 Policy RST1 - Criteria for Recreation, Sport and Tourism Development;
 Policy RST2 - Recreation, Sport and Tourism within Areas of Outstanding Natural Beauty

3. Planning History

- 3.1 DCSE2007/1312/S Building for the storing machinery, fodder, general purpose store. - Planning permission required 9.5.07
 DCSE2007/1684/F Building for storing machinery, fodder, general purpose storage. - Approved 10.7.07

4. Consultation Summary

Statutory Consultations

- 4.1 No statutory or non statutory consultations required.

Internal Council Advice

- 4.2 The Traffic Manager has no objection.

5. Representations

- 5.1 A Design and Access Statement has been submitted with the application:

- The site is part of Well Vale Pasture, and covers approximately 6.5 acres;
- The buildings, a stable, a lean-to and a shelter, have been built to provide accommodation for sheep, horses and in the future cattle, for protection in extreme weather conditions, and for lambing;
- The field shelter and stable are of comparative size to those on the market, and the lean-to has been built against the original barn;
- The materials used in the construction of the buildings, are those commonly used for animal housing; ship-lap boarding and feather edged boarding with corrugated metal roof;
- The buildings are grouped together behind a hedge, so that they are out of sight when travelling the Well Vale Lane;
- There are 2 entrances off Well Vale Lane.

- 5.2 Whitchurch Parish Council has no objection.

- 5.3 An objection has been received from Mr L Orr, Well Vale Farm, Well Vale Lane, Whitchurch:

- We have already raised our concerns about the steady unplanned proliferation of buildings on the land which directly opposite our house;
- Buildings have been erected without any planning but also without consideration and consultation with us;
- The buildings are not built in a consistent style or plan and without question they are an ugly addition to land that falls within a designated AONB;
- These buildings do not conserve or enhance the area and therefore they surely do not uphold the rules for development in this area;
- We are also concerned that they represent a precedent that shows the owners desire for future development and as such we cannot agree to their approval;
- We would prefer to see all these additional buildings removed but we would accept one stable being kept as we can see that it would be important if the horses are to be kept on this land;

- We would only accept this compromise if it is on the basis that no other building takes place and the area is kept tidily generally and there is an attempt to conceal the very large barn that was constructed on the land with approval previously. We privately agreed to not protest against this building provided it was well concealed by planting. To date this has been done only with limited success;
- The caravan is not suitable for storage of animal equipment.

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

6. Officer's Appraisal

- 6.1 Policies RST1 and RST2 deal specifically with recreational development in the open countryside, including stables, and within the Area of Outstanding Natural Beauty. The policies consider favourably small-scale proposals provided they do not cause harm to the area or harm the amenity of nearby residents.
- 6.2 This application is for the retention of 2 timber clad stables that have been erected on the west side of a much larger agricultural mono-pitched building which is 7 metres x 12.2 metres, 3 metres to eaves and 4 metres to its highest point, that in itself has minimal landscape impact and benefits from planning permission, (DCSE2007/1684/F refers). The visual presence of the stable and the storage building is limited in close proximity to the site by the tall roadside hedge. In more distant views, from surrounding lanes, the stables and the storage building can be seen as a group as they are relatively close to Well Vale House, the buildings which are opposite as well as the approved building on site. The lean-to addition to the storage building is lower in height to the principal building and is considered acceptable. While, it is acknowledged the timber cladding appears "raw" it can be assimilated into the landscape by treating the cladding a dark brown colour through the imposition of a condition. This would serve also to harmonise the finish of the buildings on site.
- 6.3 The site is located in the Wye Valley Area of Outstanding Natural Beauty where consideration needs to be given to the preservation of the landscape. In this respect it is considered that the stables and the lean-to addition to the storage building are viewed as low-key structures that do not have any discernable impact on the acknowledged visual qualities of the area. The application is considered acceptable having regard to policy LA1.
- 6.4 Insofar as the impact on the residential amenity of Well Vale House is concerned, the buildings sit below the height of the hedge which provides an effective visual barrier to the site. Accordingly, it is considered the site does not cause visual harm to the amenity of Well Vale House. The buildings are some 50 metres southeast of Well Vale House. While, there is no recognised separation distance between stables and adjoining properties this is considered adequate so as not to cause harm to the residential amenity of the occupants of the property. It is proposed to restrict the use of the site to the stabling of the applicants own horses.
- 6.5 The application also, proposes the retention of a touring caravan that is positioned between the stables. The use of the caravan as a store in connection with the activities of the land does not require planning permission.
- 6.6 With regard to the regularisation of the use of the land to mixed use for agriculture and the keeping of horses, there is no physical change in the character and appearance of the site and accordingly no objection to this element of the proposal.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1 Within 3 months of the date of this permission the external cladding of buildings marked A, C and D on the submitted plan received and date stamped 23 July 2009 shall be stained dark brown, details of which shall be submitted to and approved in writing by the LPA, and thereafter maintained.

Reason: To protect the visual amenity of the area and to ensure that the development complies with the requirements of policy DR1 of Herefordshire Unitary Development Plan.

- 2 G02 (Retention of trees and hedgerows)
- 3 F09 (Private use of stables only)

INFORMATIVES:

- 1 N19 - Avoidance of doubt - Approved Plans
- 2 N15 - Reason(s) for the Grant of Planning Permission

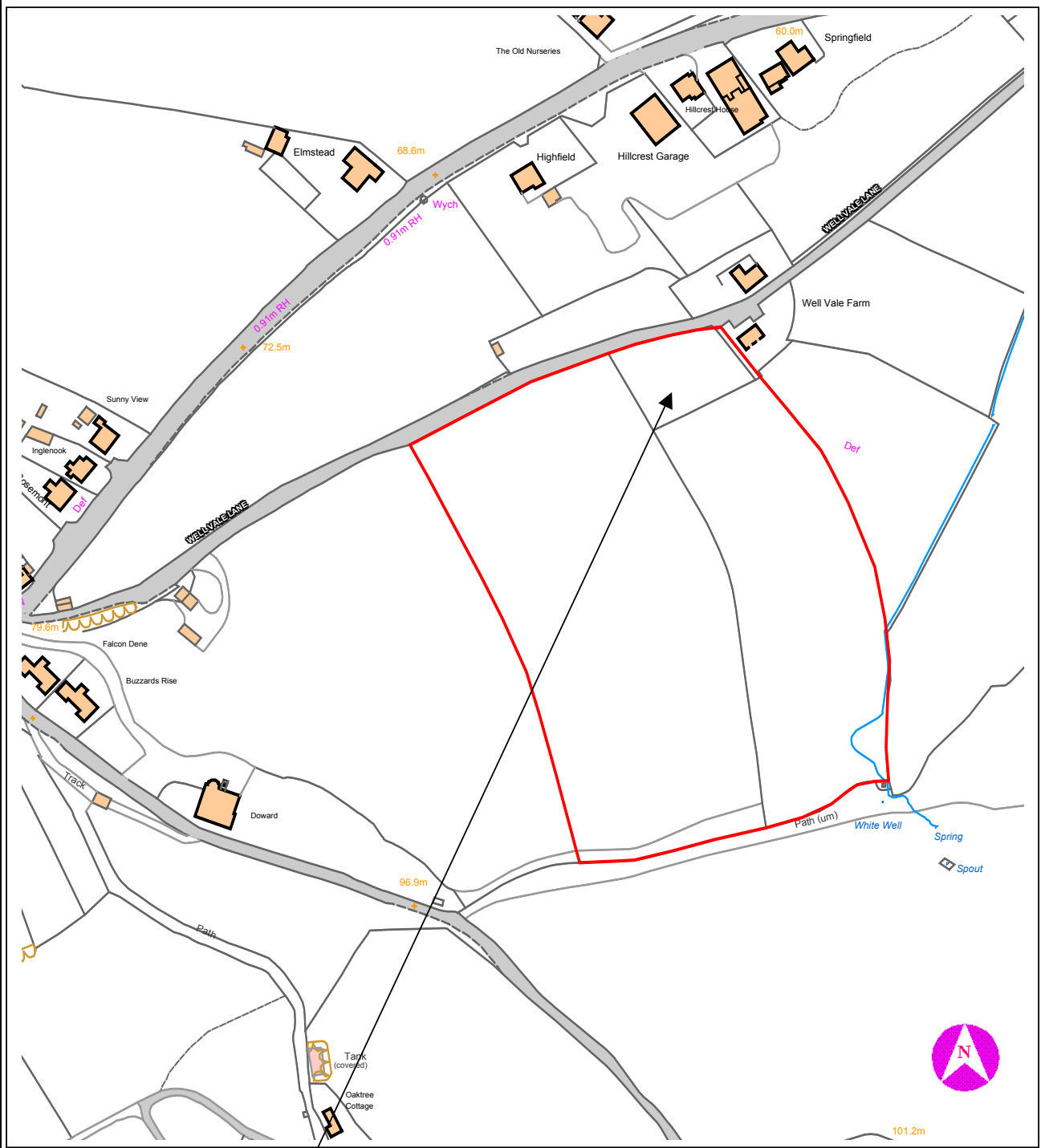
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCSE0009/1553/F

SCALE : 1 : 2500

SITE ADDRESS : Well Vale Pastures, Land West of Well Vale Farm, Whitchurch, Herefordshire, HR9 6DW

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