

**9 DCNE0009/1672/F - PROPOSED ERECTION OF 2
TIMBER-FRAMED CRAFT STUDIOS TO PROVIDE
WORKSHOP AND TRAINING FACILITIES AT
NETHERGREEN, RIDGEWAY CROSS, CRADLEY,
MALVERN, WORCESTERSHIRE, WR13 5JS.**

**For: MR ORFORD per MR COLIN BLUNDEL, 51
BATTENHALL RISE, WORCESTER, WR5 2DE.**

**Date Received: 23 June 2009 Ward: Hope End Grid Ref: 371595,247372.5
Expiry Date: 18 September 2009**

Local Members: Councillors R Mills and RV Stockton

1. Site Description and Proposal

- 1.1 The application site is located in open countryside and accessed from the A4103 via an unclassified road.
- 1.2 The application site comprises a farm house which also serves as a bed and breakfast, and is occupied by the applicants parents, and its associated domestic curtilage.
- 1.3 The holding includes a number of outbuildings in close proximity to the farm house comprising a stone barn, modern workshop unit and a residential caravan which the applicant and his partner live in.
- 1.4 The proposal is for the erection of two number timber framed units to form 'craft studios' to provide training and workshop facilities connected to an existing rural enterprise.

2. Policies

S1	Sustainable Development
DR1	Design
DR2	Land Use & Activity
E11	Employment in the Smaller Settlements & Open Countryside
E12	Farm Diversification
RST6	Countryside Access
HBA12	Re-use of Traditional Rural Buildings

3. Planning History

NE2009/0619/U – Application for a Lawful Development Certificate for an Existing Use as part of a domestic curtilage - Approved

NE2007/2416/F – Conversion of Traditional Barn to Holiday Accommodation - Refused

NE2005/1106/F – Erection of replacement Craft Workshop – Approved with Conditions.

4. Consultation Summary

Internal Council Advice

- 4.1 The Council's Highways department makes no objection to the proposal however they have serious concerns with regards to any significant intensification in use of the existing accesses from the A4103, where visibility is not to the recommended standard. However on the basis of the details as submitted, the proposed level of use may be considered acceptable providing future intensification is adequately restricted by conditions of any planning permission.
- 4.2 The Council's Conservation Officer makes no objection to the proposal.
- 4.3 The Council's Ecologist is preparing comments regarding the proposed planting scheme which was submitted following extensive discussions with Officers. The comments will be relayed to Members as a Committee update.

5. Representations

- 5.1 Cradley Parish Council makes no objection to the proposal.

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

6. Officer's Appraisal

- 6.1 The proposal follows pre-application advice with Planning Officers. Additional supporting information has also been provided following a meeting where the applicants were advised that Officers could not support the proposal on policy grounds. The additional information has been supplied as mitigation and consideration against this position.
- 6.2 The proposal comprises the erection of two number timber units on land outside the domestic curtilage of Nethergreen Farm on agricultural land in open countryside.
- 6.3 There is a general presumption against new development in such locations for economic use as outlined in E11.
- 6.4 The holding comprises a number of existing buildings, which in the opinion of Officers could either be converted, adapted or extended for the proposed use.
- 6.5 The applicant notes that the stone barn which is adjacent to the road is in the ownership of the applicant's parents. Notwithstanding the ownership issues, this unit is located within the red and blue line areas on the application plans and is therefore a material consideration. The proposed use of this barn for holiday accommodation is irrelevant as that use does not enjoy planning permission.
- 6.6 Other reasons given by the applicants for not utilising this barn include its size, conditions and noise from the road. It is considered that these issues could be overcome to some degree through an appropriate scheme.
- 6.7 The modern workshop unit which was granted permission in 2005 and is of a block and metal clad construction could be extended. The applicant considers that this

would provide insufficient space and also present contamination issues between the metal and wood elements of the enterprise.

- 6.8 No extension scheme as been presented and it is considered that the Planning Authority would take a pragmatic view on an extension to the unit given it is an existing structure and would prevent the introduction of new development in the open countryside.
- 6.9 The contamination issue could be resolved through appropriate working practice, layout and air filtering methods.
- 6.10 A Dutch barn also is located on the holding and has not been included or discounted.
- 6.11 Whilst acknowledging that the proposal represents a genuine farm diversification enterprise and the expansion of a successful small scale crafts enterprise run by the applicants who have a proven talent and commitment to their trade the supporting statements and mitigation are not considered to outweigh the policy position.

Landscape

- 6.12 The proposal is reasonably located in relation to existing buildings within the landholding. The straight line distance between the proposal and nearest existing building, the workshop, is 19 metres, however this appears less given the topography of the land which slopes away steeply to the south.
- 6.13 From the road the proposal would be unobtrusive and screened given the existing buildings, topography, height of the proposed buildings (3.6 metres to ridge and 1.9 metres to eaves) and their position.
- 6.14 The proposed planting scheme of native species trees, which would be harvested for their wood for use in the workshop units, as part of a cropping scheme also would provide screening to the proposal.
- 6.15 Notwithstanding the above, the proposal represents new development in open countryside where existing buildings could be used. Cumulatively, such proposals erode the character and intrinsic qualities of the open countryside even when unobtrusively located through their presence, use and wider impact.

Highways

- 6.16 The A4103 is a principle route through the county serving a high volume and mix of traffic. Whilst the substandard access is noted it is considered that if the proposed use was limited to six participants at any one time, excluding the applicants, then this low level use would be acceptable on highways grounds.
- 6.17 It is noted that the farm house serves as a bed and breakfast and could facilitate traffic movements not connected to the proposal.
- 6.18 It is also acknowledged that part of the holding served as a campsite utilising the existing access arrangements, which although unregulated, were potentially low level and sporadic.

The units

- 6.19 It has been presented that the proposal infact represents the re-use of buildings and is in accordance with HBA12.
- 6.20 It is acknowledged that the units come from another location within the county and represent 'recycling' however this re-use whilst commendable is not in compliance with HBA12 and represents 'new build' in planning terms.

RECOMMENDATION

That planning permission be refused for the following reasons:

- 1. **The proposal represents new unwarranted development in an open countryside location contrary to Planning Policy Statement 7 and Herefordshire Unitary Development Plan policies DR1, E11 and E12.**
- 2. **The proposal does not represent the genuine re-use and adaptation of an existing building as per Herefordshire Unitary Development Plan policy HBA12.**

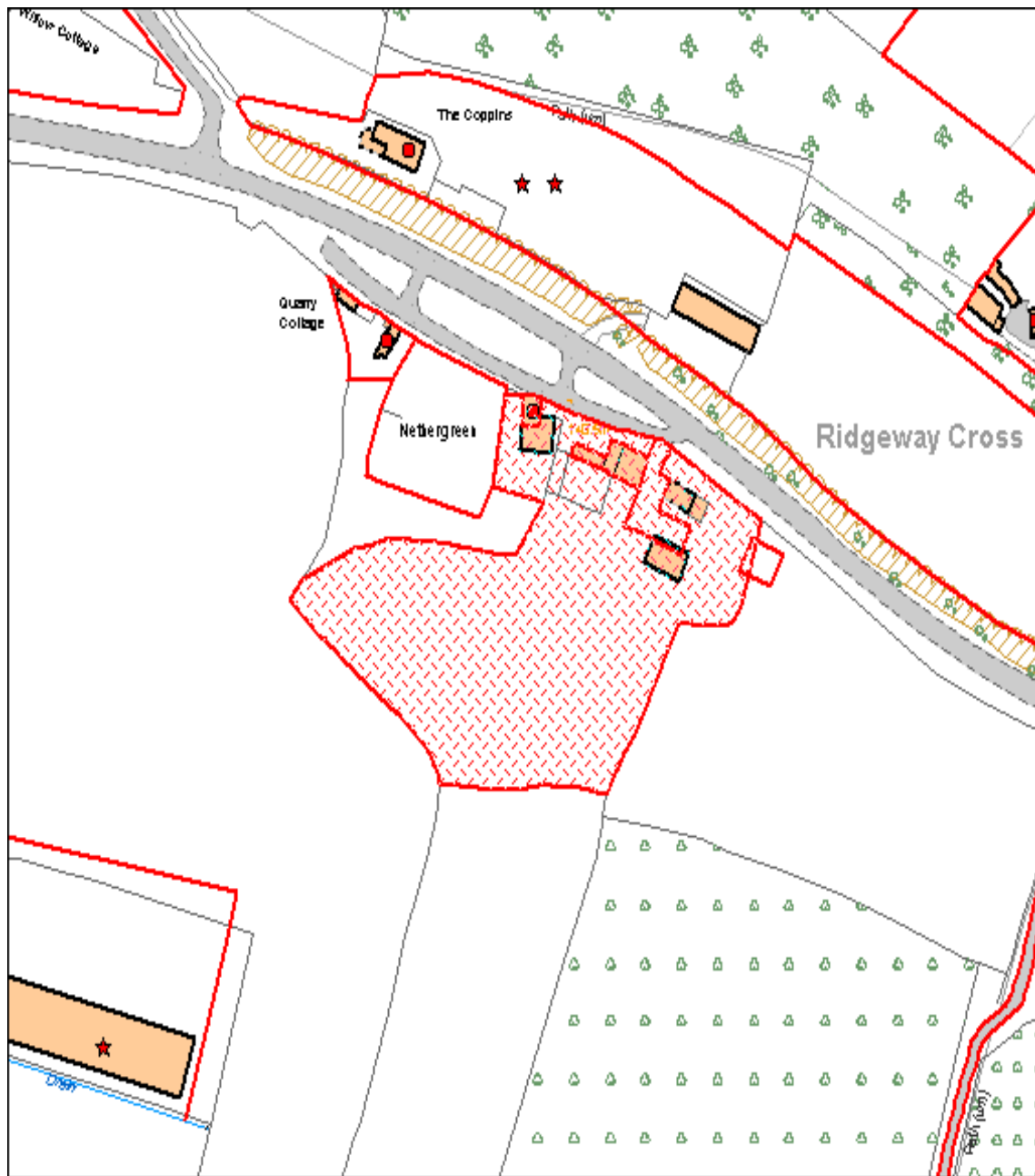
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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SITE ADDRESS : NETHERGREEN, RIDGEWAY CROSS, CRADLEY, MALVERN,
WORCESTERSHIRE, WR13 5JS

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