

**7 DCSW2003/3551/F - PROPOSED 6 NO STABLES, TACK AND HAY BARN, DUNGSTEAD, CREATION OF HARD STANDING AND GRAZING FOR HORSES, LAND AT PETERCHURCH, PART PARCEL NO 9100, PETERCHURCH, HEREFORDSHIRE**

**For: Mr & Mrs D. L. Hancorn per Thompsons  
Agriculture House, Tillington Road, Hereford, HR4 9QJ**

**Date Received: 27th November 2003**

**Ward: Golden Valley North**

**Grid Ref: 34886, 38094**

**Expiry Date: 22nd January 2004**

Local Member: Councillor N. J. J. Davies

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

- 1.1 The site is on the south-western side of the Class II road (B4348). The existing splayed entrance to the site is 160 metres to the south-east of the junction of the B4348 and the C1209 and C1195 roads. This site is also used by traffic in connection with the sewage works further to the south-west of the application site via a surfaced roadway.
- 1.2 There is a well established boundary of trees on the north-western boundary of the site.
- 1.3 It is proposed to erect 6 timber stables, a hay store and tack room and dungstead, 31 metres from south-west of the metalled edge of the B4348 road. The building will be 36 metres wide and 28.8 metres long, and 3 metres to the ridge. It will be shiplap or feather edge boarded under a black coloured corrugated Onduline roof.

## **2. Policies**

### **2.1 Planning Policy Guidance**

PPG.7 - The Countryside – Environmental Quality and Economic And Social Development

### **2.2 Hereford and Worcester County Structure Plan**

Policy CTC.2 - Area of Great Landscape Value  
Policy CTC.9 - Development Requirements

### **2.3 South Herefordshire District Local Plan**

Policy GD.1 - General Development Criteria  
Policy C.1 - Development within Open Countryside  
Policy C.8 - Development within Area of Great Landscape Value  
Policy ED.3 - Employment Proposals Within/Adjacent to Settlements  
Policy ED.8 - Farm Diversification

## 2.4 Unitary Development Plan

There are no policies that are considered to raise issues different from Development Plan policies.

## 3. Planning History

3.1 None relating to the site.

## 4. Consultation Summary

### Statutory Consultations

4.1 The Environment Agency has no objection.

### Internal Council Advice

4.2 The Head of Engineering and Transportation recommends that conditions be attached in the event that planning permission is granted.

## 5. Representations

5.1 The applicants' agent states:

- proposed to erect six timber stables, hay store and tack room on a small parcel of land severed from the main field by a roadway serving a sewage works
- land too small a parcel to farm profitably
- level and well suited for buildings
- intend to run a livery unit within ambit of Policy ED.8 (SHDLP): it would contribute to the diversification of agriculture
- supply of feedstuffs to the unit could be from the clients own farm
- an amended access will be created in line with Highways Department.

5.2 Peterchurch Parish Council make the following observations:

"Council have no objections to this application."

5.3 One letter of objection has been received from:

F. M. Harvey & R. J. Fishenden, Little Brook, Peterchurch, HR2 0SF

The main points being:

- the dungstead would be close to a watercourse (The Well Brook) concern with run-off and pollution
- lack of sufficient area of land to exercise 6 horses
- main road inappropriate for exercise of horses. Unsafe road. Close to 30mph, vehicles increasing/decreasing speed or ignoring speed limit
- accident on road inevitable.

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

## 6. Officers Appraisal

- 6.1 There are considered to be three main issues, and these relate to highway safety, the suitability of the site and the possible pollution of The Well Brook.
- 6.2 This site has a splayed metal fenced entrance providing a reasonable level of visibility amenity. This, however, can be improved upon as discussed by the applicant and a Highways Officer prior to submission of this application. It is considered that vehicles would be able to leave and enter the site safely.
- 6.3 This piece of land is within the Area of Great Landscape Value, it is a flat area of land that has structures on it already, with the sewage works and well established screening on the north-western boundary of the site. It is not considered that the building would detract from the amenities of the landscape given that it is set back from the highway and the ridge height is 3 metres.
- 6.4 The potential for pollution is a matter for the Environment Agency, and given that the Environment Agency has no objection it is considered that subject to best practice being undertaken by the applicant as advised by the Environment Agency, there is not considered to be a reason in itself for withholding planning permission.
- 6.5 It is considered that the proposal complies with Policies GD.1, C.1, C.8, ED.3 and ED.8 contained in the South Herefordshire District Local Plan in respect of the means of access and highway implications, the siting and purpose of the building and that it is an appropriate form of farm diversification for this particular site within the designated Area of Great Landscape Value. The pollution issue raised is not one, given the stance of the Environment Agency, that makes it an issue that can sustain a reason for refusal.

## 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. A07 (Development in accordance with approved plans )**

**Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.**

**3. B01 (Samples of external materials )**

**Reason: To ensure that the materials harmonise with the surroundings.**

**4. H01 (Single access - not footway )**

**Reason: In the interests of highway safety.**

**5. H03 (Visibility splays )**

**Reason: In the interests of highway safety.**

**6. H05 (Access gates )**

**Reason: In the interests of highway safety.**

**7. H06 (Vehicular access construction )**

**Reason: In the interests of highway safety.**

**8. H13 (Access, turning area and parking )**

**Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.**

**9. H27 (Parking for site operatives )**

**Reason: To prevent indiscriminate parking in the interests of highway safety.**

**INFORMATIVES**

**1. N15 - Reason(s) for the Grant of Planning Permission**

**2. HN01 - Mud on highway**

**3. HN04 - Private apparatus within highway**

**4. HN05 - Works within the highway**

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.