

**7 DMSW/091993/F - ERECTION OF WORKSHOP, DISPLAY SHOP AND OFFICE FOR BLACKSMITHING BUSINESS AT OLDFIELD FARM, GARWAY HILL, HEREFORD, HR2 8HA.**

**For: Mr A Heath, Turpins, St Weonards, Herefordshire, HR2 8RQ.**

**Date Received: 16 September 2009      Ward: Pontrilas      Grid Ref: 345173,224053**

**Expiry Date: 11 November 2009**

Local Member: Councillor RH Smith

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

- 1.1 The site is reached off the eastern side of the C1238 road to the south east of Garway Hill. The C1238 road skirts the eastern lower slope of Garway Hill, nevertheless Oldfield Farm is an elevated site. The farm comprises a range of listed stone rubble barns and modern farm buildings to the north and north east of the traditional farm buildings which are currently in use for storage purposes together with a traditional farmhouse. The applicant currently is using a lean-to blockwork building on the western side of one of the listed barns. There is a farm gate entrance just to the south west of the existing workshop building.
- 1.2 It is proposed to erect a new larger portal frame building in a clearing, used previously for rough grazing for sheep. The main workshop building will be 13.7 metres long and 12.2 metres wide; the display shop will be 7.6 metres by 4 metres in area and an office adjoining it 4 metres by 2.5 metres. The two smaller elements will be contained in a lean-to element on the southern side of the main workshop building. The height of the workshop will be 5.6 metres to the ridge. It is 16 metres to the west of the nearest block of buildings. There is a wood to the west of the application which provides screening from the C1238 road.
- 1.3 The applicant has been using his existing workshop for approximately two years or so. He was previously using a smaller building on the farm. The land for the proposed workshop has been offered to the applicant by his grandfather.
- 1.4 The applicant has also applied for a detached dwelling on land approximately one kilometre north along the C1238 road. This is the subject of a separate planning application which was reported to the Southern Area Planning Sub-Committee on 25 November 2009. This application has been referred to the Planning Committee scheduled for 20 January 2010.

## **2. Policies**

### **2.1 Planning Policy Statements**

PPS7 – Sustainable Development in Rural Areas

### **2.2 Herefordshire Unitary Development Plan**

S1 - Sustainable Development  
 DR1 - Design  
 DR2 - Land Use and Activity

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Further information on the subject of this report is available from Mr A Prior on 01432 261932

- DR3 - Movement
- DR4 - Environment
- DR13 - Noise
- E6 - Expansion of Existing Businesses
- E8 - Design Standards for Employment Sites
- E11 - Employment in Smaller Settlements and Open Countryside
- HBA4 - Setting of Listed Buildings

### 3. Planning History

- 3.1 None identified relating to the site

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 No statutory or non-statutory consultations required

#### Internal Council Advice

- 4.2 Traffic Manager states that further plans are required for the access onto the C1238 road and details for on-site parking
- 4.3 The Environmental Health and Trading Standards Manager raises no objections

### 5. Representations

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

- Application is made for new workshop, product display shop and office
- Share existing farm workshop. No longer adequate for expanding business.
- Taking on full-time employee and urgently need new premises
- Workshop (13.7 metres by 12.2 metres)
- Display shop is to be 7.6 m by 4 metres
- Office is to be 4 m by 2.5 m
- Office and display shop will be constructed from rendered concrete blocks with red brick face to south and east aspect. Lean-to roof will be covered with sheets of moulded grey/black imitation moulded tiles
- Windows will be wood or uPvc
- Workshop will be constructed from steel portal frame covered in metal sheeting over concrete shuttered sides under a big 6 roof covering

#### Access

- For practicality and economic reasons access will be via the existing farm roadway and by then taking a short hardcore surfaced drive to the new workshop.

- 5.2 Garway Parish Council support the application

- 5.3 In a letter that accompanied the application, the applicant makes the following main points:

- I am a 26 year old self-employed blacksmith
- I have been sharing the workshop on the farm (which is owned by my grandfather) for the past three years or so, now urgently need a larger purpose built premises
- This would include an office and shop to display items I produce

- Site offered to me by grandfather is a discreet one formerly used for rough grazing of sheep
- New separate access will be provided
- Exit onto C1238 has very good visibility in both directions
- There are a number of established trees around the site, however only one long-dead fir will need to be removed

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 main issues are considered to be the principle of development on a site in open countryside, the setting of the listed building, impact on amenity and the means of access and traffic generated.
- 6.2 The new building will allow the applicant to expand his existing business on the site and to employ additional workers. The applicant is currently employing an additional worker. The existing workshop building which was formerly a lambing shed restricts for the type of work undertaken by the applicant which can be for domestic fireplaces through to welding work on machinery. Work is also undertaken away from the premises. The shop area is a display area for customers who may visit the site, at present some items are displayed outside the building or are on the walls of the building. It is not considered that this low level of use will generate visitors and can be regarded as an ancillary element.
- 6.3 The application is reported to Sub-Committee given that it constitutes new industrial development in the open countryside contrary to the requirements of Policy E11 in the Herefordshire UDP which does not encourage for new employment in the open countryside. However Policy E6 which is concerned with the expansion of existing businesses, would allow for this subject to the location of a suitable site for an existing business to expand. It should also be noted that the existing use albeit one which does not have the benefit of planning permission would accord with Policy E11 given the enterprise utilise an existing building. Therefore, on balance it is considered that support can be given to the principle of the development, subject to controls over future use and expansion.
- 6.4 The setting of the listed barns would not be unduly affected by this proposal in view of the established presence of modern farm buildings with the traditional buildings in this group and accordingly Policy HBA4 is satisfied.
- 6.5 The means of access is on the inside of a bend onto the C1238 and it is considered that the visibility to north and south are satisfactory. The on site parking arrangements will need to be addressed by the submission of further details in the event that planning permission was granted. There will only be an average one visitor a day, which given the existing means of access, which can be improved upon, will not constitute a danger to highway safety. However, in the light of the concerns raised by the Traffic Manager it will be necessary for the applicant to provide details of the extent of visibility achievable at the access. This information has been requested and the recommendation reflects the need for further consideration of this issue.
- 6.5 It is considered that given that the site is well screened from view and that it is viewed against larger buildings on the site the new building will not materially impinge upon the landscape of this elevated site in the wider countryside. The building will also not impinge upon the amenities of any residents living in the vicinity of the new blacksmith workshop, by reason of noise and disturbance and therefore would not be contrary to Policies DR4 and E8 in the Herefordshire UDP.

6.6 The proposal can be supported subject to conditions restricting the use and the user and to ensure that the building would in the event that it was no longer required for the approved use revert to an agricultural use which would be compatible with this open countryside location.

**RECOMMENDATION**

**That, subject to the receipt of details of the visibility splay and confirmation that the Traffic Manager is satisfied, planning permission be granted subject to the following conditions, and any other conditions that may be deemed necessary:**

- 1        **A01 Time limit for commencement (full permission)**
- 2        **B01 Development in accordance with the approved plans**
- 3        **C01 Samples of external materials**
- 4        **F06 Restriction on Use**
- 5        **F26 Personal condition**
- 6        **H15 Turning and parking: change of use - commercial**

**INFORMATIVES:**

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

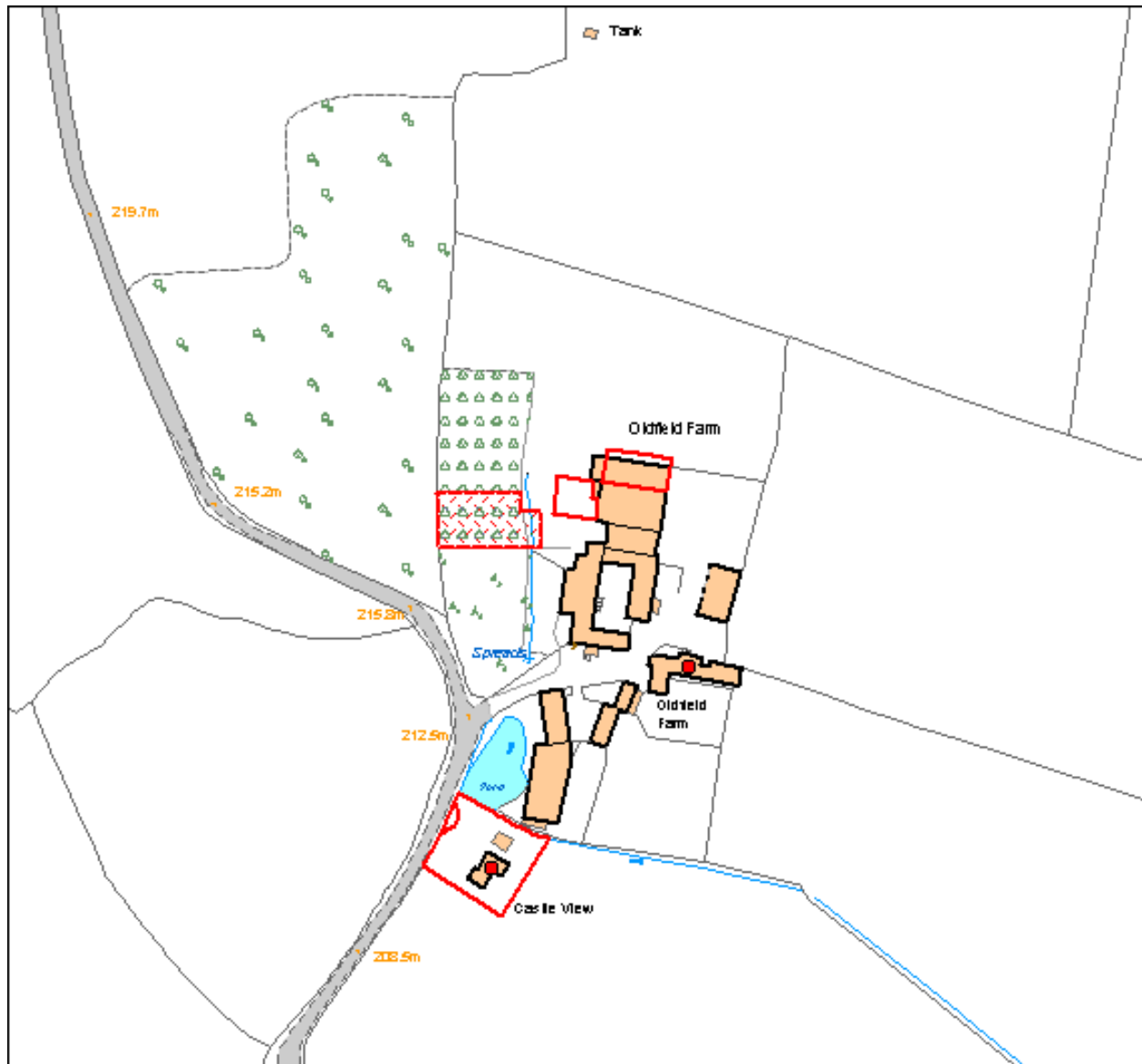
Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.



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**APPLICATION NO:** DMSW/091993/F

**SITE ADDRESS :** OLDFIELD FARM, GARWAY HILL, HEREFORDSHIRE, HR2 8HA

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