

MEETING:	PLANNING COMMITTEE
DATE:	29 JUNE 2011
TITLE OF REPORT:	<p>DMS/110593/F - REVISED ACCESS LAYOUT (PREVIOUSLY APPROVED APPLICATION DMSE/100075/F) AT THE GROVE, LLANGROVE, HEREFORDSHIRE, HR9 6EN.</p> <p>For: Mr Pearson per Miss Lorraine Whistance, OKX Architecture, 85 St Owen Street, Hereford, Herefordshire, HR1 2JW.</p>

Date Received: 8 March 2011

Ward: Llangarron

Grid Ref: 352933,219256

Expiry Date: 3 May 2011

Local Member: Councillor JA Hyde

1. Site Description and Proposal

- 1.1 The Grove, a Grade II listed building, is located at the end of a long narrow lane that exits onto the unclassified 71225 opposite The Elms. The site is located in open countryside to the north of Llangrove.
- 1.2 Planning permission and listed building consent has been granted for the residential conversion of a range of traditional constructed agricultural buildings; an "L" threshing barn and a single storey cowshed. The threshing barn will accommodate 2 dwellings each providing 4-bedroom dwellings and the cowshed providing a 3-bedroom property. The planning permission proposed the construction of an access road across agricultural land that is between Marks Farm and the lane leading down to the site. The access road will follow the field boundary with Marks Farm exiting onto the 71225 adjacent to the entrance to Marks Farm. The new entrance will incorporate access to Marks Farm.
- 1.3 This application seeks an amendment to the entrance approved under DMSE/100075/F; increasing the width of the entrance to Marks Farm to 9 metres when measured from the western side of the existing access and realignment of the junction onto the 71225 which will require the repositioning of a telegraph pole.

2. Policies

2.1 Planning Policy Statements:

- | | | |
|------|---|--|
| PPS1 | - | Delivering Sustainable Development |
| PPS7 | - | Sustainable Development in Rural Areas |
| PPS9 | - | Biodiversity and Geological Conservation |

2.2 Herefordshire Unitary Development Plan 2007:

Further information on the subject of this report is available from Mr D Thomas on 01432 261974

S2	-	Development Requirements
S6	-	Transport
DR1	-	Design
DR2	-	Land Use and Activity
DR3	-	Movement
DR4	-	Environment
NC1	-	Biodiversity and Development
NC6	-	Biodiversity Action Plan Priority Habitats and Species
NC7	-	Compensation for Loss of Biodiversity
NC8	-	Habitat Creation, Restoration and Enhancement
NC9	-	Management of Features of the Landscape Important for Fauna and Flora

3. Planning History

- 3.1 DMSE/100075/F Conversion of existing barns to 3 dwellings. Approved 8.9.2010.
- 3.2 DMSE/100076/L Conversion of existing barns to 3 dwellings. Approved 8.9.2010

4. Consultation Summary

Statutory Consultations

- 4.1 None required.

Internal Council Advice

- 4.2 Traffic Manager: No objection.
- 4.3 Conservation Manager (Ecology): No objection.

5. Representations

- 5.1 Llangarron Parish Council objects to the revised planning application based on the issues raised on original planning application DMSE/100075/F.

The Parish Council previously commented “does not support this application; the proposed access road is totally unacceptable because of the access from the existing road system and we would reference UDP DR3.5, DR4.1 and 4S2.”

- 5.2 Twelve letters of objection have been received, raising the following issues:-

- It will have a negative impact on the area.
- The road to the school is very narrow, not suitable for large farm trailers and self propelled farm units.
- To grant permission would increase farm traffic considerably with a proportional increase in the possibility of an accident.
- There exists a suitable access to the site.
- A good piece of farmland will be wasted.

- 5.3 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 Planning permission and listed building consent has been granted for the residential conversion of an attractive range of farm buildings at The Grove.

- 6.2 The existing access to The Grove is off a long narrow lane and track that exits onto the unclassified 71225, opposite The Elms, at a point where visibility for vehicles emerging from the lane is restricted in both directions by the curvature and alignment of the road and hedgerows either side of the road junction. The Traffic Manager advised that this junction is unsuitable to serve the development and recommended an alternative means of access would need to be investigated.
- 6.3 Planning permission DMSE/100075/F proposed to access the development by constructing an access road through a field on the eastern side of Marks Farm, and the alteration of the entrance to Marks Farm by increasing its width to 10 metres. In order to do this a small section of hedge will need to be removed. It will also be necessary for the hedgerow to be cut back to establish visibility splays to meet the necessary standards required by the Traffic Manager as well as being suitable for larger vehicles. Insofar as impact on the ecological value of the hedgerow is concerned, the Ecologist has said "whilst I would prefer that hedgerow removal was avoided, I appreciate that some of the hedgerow will be translocated where possible and I welcome the provision of new hedgerow planting along the access road."
- 6.4 This application is for an amendment to the entrance which will reduce the width of the approved entrance from 12 metres to 9 metres. As a consequence this reduction the access onto the lane will have lesser visual impact than the approved plan.
- 6.5 Notwithstanding, the objections that have been raised to this application, these in the main refer to the principle of an entrance in this position, criticising the original planning permission. The objections do not, in my opinion, raise any new material planning considerations. It is not the purpose of this application to consider whether or not there should be a new entrance roadway to serve the barn conversions at The Grove. Consequently, given there is planning permission for an access roadway with alteration with access onto the lane there is no objection to this revision to the access.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. A01 Time limit for commencement (full permission)**
- 2. B01 Development in accordance with the approved plans**
- 3. H03 Visibility splays**
- 4. H06 Vehicular access construction**
- 5. H13 Access, turning area and parking**
- 6. K4 Nature Conservation - Implementation**
- 7. H08 Access closure**
- 8. G12 Hedgerow planting**

Informatives:

- 1. N15 Reason(s) for the Grant of PP/LBC/CAC**

2. **HN01 Mud on highway**
3. **HN04 Private apparatus within highway**
4. **HN05 Works within the highway**
5. **HN28 Highways Design Guide and Specification**
6. **N11A Wildlife and Countryside Act 1981 (as amended) - Birds**

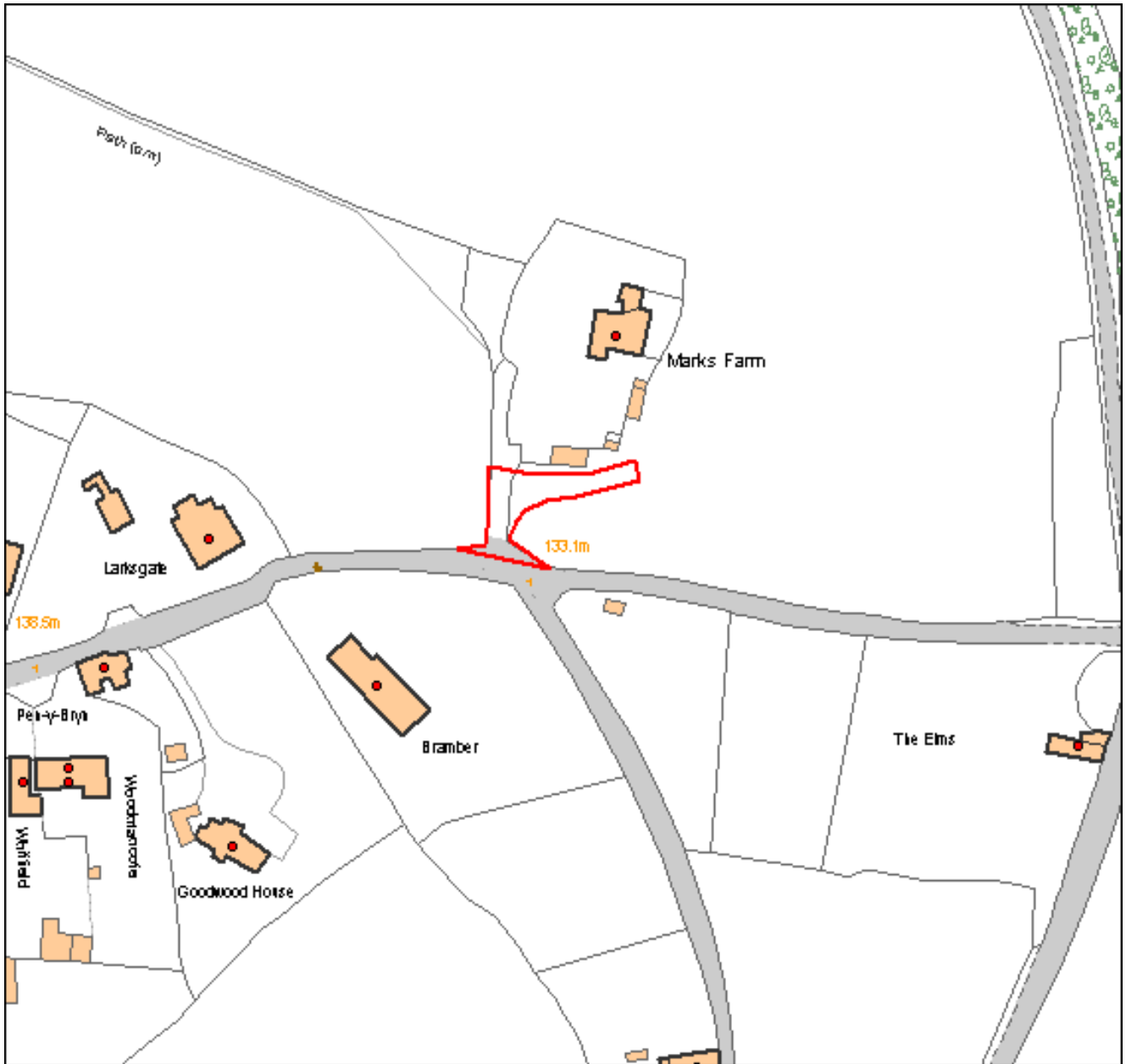
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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SITE ADDRESS : THE GROVE, LLANGROVE, HEREFORDSHIRE, HR9 6EN

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