

**DCSW2003/3801/F - EXTENSION OF PROTECTIVE SAFETY NETTING BETWEEN THE CRICKET SQUARE AND THE BOWLING GREEN, DORSTONE PLAYING FIELDS, DORSTONE, HEREFORDSHIRE**

**For: Dorstone Playing Field Committee per Mr R Garrard, Upper Crossway, Dorstone, Hereford, HR3 6AU**

**Date Received: 19th December 2003    Ward: Golden Valley    Grid Ref: 31404, 41989 North**

**Expiry Date: 13th February 2004**

Local Member:    Councillor N. J. J. Davies

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

- 1.1 Dorstone playing fields lie within an Area of Great Landscape Value and adjacent to the Conservation Area of Dorstone. The field lies to the north of the B4348 Dorstone to Hay-on-Wye road. It is 2.83 hectares in area and provides screening to its boundaries in the form of hedging and trees. Part of the eastern boundary visually screens the neighbouring property known as Dorstone House and the Public Right of Way, D02 also lies to the east. The southern boundary to the roadside provides low hedging. Church of St. Faiths Grade II\* listed building is to the south on the opposite side of the B4348. The field lies outside the settlement boundary of Dorstone and is considered to be within open countryside.
- 1.2 The proposal is to replace the existing protective safety netting currently measuring 38.8 metres in length, which divides the bowling green to the south of the field adjacent to the roadside and the cricket pitch which lies to the north of the bowling green. The existing fence has 22 timber posts measuring 2 metres in height providing black netting between the posts. The submitted drawings originally proposed protective safety netting in the form of 14 galvanised posts measuring 5 metres in height set in concrete squares and the netting to be of polypropylene. However, through negotiations, amended plans have been received on the 24th February, 2004 reducing the number of posts to 6 of painted steel measuring 4 metres in height and the netting to be of polypropylene. The netting will be temporary during the cricket and bowling season.

## **2. Policies**

### **2.1 Planning Policy Guidance**

PPG1            General Policy and Principles  
PPG7            The Countryside – Environmental Quality and Economic and Social Development

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

Policy LR1      Enjoyment of the Countryside  
Policy CTC2     Development in Areas of Great Landscape Value  
Policy CTC9     Development Criteria

- 2.3 South Herefordshire District Local Plan  
Policy GD1 General Development Criteria  
Policy C1 Development within open countryside  
Policy C8 Development within Areas of Great Landscape Value  
Policy C22 Maintain character of Conservation Areas  
Policy C23 New development affecting Conservation Areas
- 2.4 Unitary Development Plan  
Policy S2 Development Requirements  
Policy S7 Natural and historic heritage  
PolicyLA2 Landscape character and areas least resilient to change

### 3. Planning History

- 3.1 SH931321PF Construction of club room - Approved 29.11.93
- SH941493PF Proposed new changing rooms, Retention of meeting room and relocation of tool shed - Approved 18.01.95
- SH970016PF Renewal of SH931321PF - Approved 05.03.97

### 4. Consultation Summary

#### Statutory Consultations

- 4.1 Ramblers Association observe: No objections provided that the Public Right of Way DO2, is maintained and kept clear at all times.
- 4.2 Open Spaces Society: Awaiting comments.

#### Internal Council Advice

- 4.3 The Head of Engineering and Transportation has no objections and states that the development would not appear to affect public footpath DO2, however the footpath does pass close to the development and information is provided to ensure that the footpath remains open during development.
- 4.4 The Chief Conservation Officer objected to the submitted drawings on the basis that the posts and netting would have an adverse impact on the setting of the conservation area and Church of St. Faiths as well as the area of great landscape value. Further observations have been received regarding the amended plans from the Chief Conservation Officer who raises no objection subject to colour of posts being agreed.

### 5. Representations

- 5.1 The Parish Council: Supports the application.
- 5.2 Two letters of support were received to the original proposal from:-

Mr. I. Beaton, Dorstone Cricket Club Secretary, 10 Lewis Way, Peterchurch, Hereford  
Mr. A. R. Jones, Chairman, Dorstone Crown Green Bowling Club, The Gables, The Bage, Dorstone, Hereford. HR3 5SU

The main points being:-

- The 2m height safety fence is inadequate to protect the bowlers.
- Insurance Company advised to raise the height to avoid negligence issue.
- If the existing fence not increased both the cricket and bowls club will lose half of their respective seasons and not play at the same time.
- Will jeopardize the viability of the playing field if height not increased.
- Materials for the fence should reduce its visibility from existing structure.
- A sympathetic colour could be chosen to reduce the visual impact.
- Dorstone Crown Green Bowling Club concerned at the number of cricket balls landing on the green.
- Without added protection bowls club will not be able to function.
- The club is important to encourage elder members of the community to keep active.
- The new fence was carefully considered to cause least concern and not seen by the neighbouring property.

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

## **6. Officers Appraisal**

- 6.1 The main considerations in the determination of this application are the impact of the proposal on the Area of Great Landscape Value and adjoining Conservation Area.
  - 6.2 The playing field is within the Area of Great Landscape Value and adjacent to the Conservation Area to the south and east. It is a flat area of land that has existing structures to the western boundary with partial screening to the east adjoining the neighbouring property. The area of the bowling club has a line of trees to the west, which screens the bowling green from the car-parking area. The playing field can be seen in the wider landscape when viewed on the approach into Dorstone and the public footpath adjacent to the field and in particular the Church of St. Faith's opposite.
  - 6.3 The submitted application was considered to have an adverse impact upon the setting of the Conservation Area and it would also have a detrimental impact upon the landscape qualities of the Area of Great Landscape Value. However, through negotiations the amended plans have addressed the concerns raised by reducing the height and number of posts. The polypropylene netting will be pulled up onto the posts and will remain during the cricket and bowling season, which is from the 1st May until end of September. The steel posts will be in the form of a permanent structure of painted steel to mitigate its appearance upon the landscape qualities and Conservation Area.
- 6.1 In assessing the revised scheme, it is considered that the proposal complies with Policies GD.1, C.8, C.22 and C.23 contained in the South Herefordshire District Local Plan in respect of the permanence of the structure within the designated Area of Great Landscape Value and character of the adjacent Conservation Area.

**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. **A09 (Amended plans )**

**Reason: To ensure the development is carried out in accordance with the amended plans.**

- 3. **Notwithstanding the approved drawings, details of the netting and colour of the posts shall be submitted to and approved by the local planning authority prior to the commencement of any works.**

**Reason: To ensure adherence to the approved plans and to protect the general character and appearance of the area.**

- 4. **The proposed safety netting shall be permanently removed between 1<sup>st</sup> October and 31<sup>st</sup> April in any one year.**

**Reason: To protect the visual amenity of the area.**

**Informative(s):**

- 1. **The right of way should remain open at all times throughout the development. If development works are perceived to endanger members of the public then a temporary closure order should be applied for from the Public Rights of Way department, preferably 6 weeks in advance of works starting. The right of way should remain at its historic width and suffer no encroachment or obstruction during the works or at any time after completion.**

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

Decision: .....

Notes: .....

.....

**Background Papers**

Internal departmental consultation replies.