

**DCNE2004/0801/F - CONSTRUCTION OF
AGRICULTURAL BUILDING AND MANEGE AT BROOK
HOUSE, BISHOPS FROME, HEREFORDSHIRE, WR6
5BG**

**For: Mr Watson per Mr A J Griffiths Greenacre
Suckley Worcs WR6 5EH**

**Date Received:
3rd March 2004**

**Ward:
Frome**

**Grid Ref:
67471, 49564**

**Expiry Date:
28th April 2004**

Local Member: Councillor R Manning

1. Site Description and Proposal

- 1.1 The application site relates to a parcel of agricultural land situated adjacent to the property known as Brook House, Bishops Frome. The site lies on the south side of the unclassified 65613 road in an Area of Great Landscape Value. The north side roadside boundary comprises of hedgerow while to the south are more mature trees with the land sloping away in this direction towards the stream.
- 1.2 The proposal is for the erection of a portal framed modern style agricultural building to house 5 stables and a tack room together with a fodder and bedding store area. This building, which measures approximately 22m x 12m with a ridge height of approximately 5.2m is to be located in the north-west corner of the site adjacent to the road. Just beyond the building a new access is proposed and a 60m x 20m menage is proposed on the bottom part of the site. The menage is to be enclosed by a 1.4m high post and rail fence. The siting of the building will require some excavation into the bank below the hedge.

2. Policies

2.1 Malvern Hills District Local Plan

Recreation Policy 13 – Horses and stables in the countryside

Landscape Policy 3 – Development in Areas of Great Landscape Value

3. Planning History

- 3.1 None.

4. Consultation Summary

Statutory Consultations

- 4.1 The Environment Agency has no objection to the proposed development but make the following comment:

'All wash waters, manures and stable waste shall be collected, stored and disposed of in accordance with the DEFRA Code of Good Agricultural Practice for the protection of water.'

Internal Council Advice

4.2 Head of Engineering and Transport: No objection subject to conditions.

4.3 Head of Environmental Health and Trading Standards has no comment.

5. Representations

5.1 Bishops Frome Parish Council states: 'Adjacent residents have expressed concern over the excessive size of the proposed buildings and arena, and have asked for some sort of undertaking that they will not be used for hire or business purposes. The occupant of The Manor, who overlooks the site, has asked that no arena lighting should be used.'

5.2 Acton Beauchamp Parish Council 'object on the grounds that it is too large a proposal, access too big for lane, possibly not agricultural but commercial, not enough ground for 5 horses and could pollute nearby stream.'

5.3 CPRE ask the Council to refuse the application on the basis the large building would be out of place in this setting and would significantly detract from visual amenity. Buildings lower in height and smaller in scale would be more appropriate.

5.4 Objections have been received from

The Old Rectory, Acton Beauchamp
Firlands, Bishops Frome
Firlands Cottage, Bishops Frome

The objections are summarised below:

- 1) Concern that this will become a business use
- 2) The site is unsuitable for such a large development
- 3) The blind corner is dangerous, particularly for horse boxes
- 4) Materials are unsightly
- 5) The building is too big for the needs
- 6) Lighting would be undesirable
- 7) Ash trees are not appropriate planting in local heavy soil close to buildings

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

6. Officers Appraisal

6.1 Recreational Policy 13 of the Malvern Hills District Local Plan sets out the criteria for considering such a proposal. In this instance, other than the applicant's dwelling, which is adjacent to the site, there are no other buildings within which to group this particular proposal. It is not considered that a building of the size proposed is unduly large and that its agricultural appearance would be unusual in such areas.

Excavation of the site immediately behind the hedgerow of approximately 1.8m will reduce the impact further.

- 6.2 The existing field access is in a dangerous location. However, the proposal proposes to move the access further along the lane away from this bend and the Head of Transportation and Engineering has no objection to this.
- 6.3 Landscape Policy 3 of that document requires particular attention to be paid to the effect of the proposal on the landscape and to appropriate siting, scale and design of development. In this instance, it is considered that subject to the imposition of suitable conditions the proposal is acceptable.

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 - B01 (Samples of external materials)

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

3 - F48 (Details of slab levels)

Reason: In order to define the permission and ensure that the development is of a scale and height appropriate to the site.

4 - E11 (Private use of stables only)

Reason: In order to safeguard the residential amenity of the area.

5 - G04 (Landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

6 - G05 (Implementation of landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

7 - H01 (Single access - not footway) (5 metres)

Reason: In the interests of highway safety.

8 - H05 (Access gates) (5 metres)

Reason: In the interests of highway safety.

9 - H06 (Vehicular access construction)

Reason: In the interests of highway safety.

Reason: To ensure the safe and free flow of traffic using the adjoining County highway.

11 - 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.

12 - F32 (Details of floodlighting/external lighting)

Reason: To safeguard local amenities.

Informatives:

- 1 - HN01 - Mud on highway**
- 2 - HN04 - Private apparatus within highway**
- 3 - HN05 - Works within the highway**
- 4 - HN10 - No drainage to discharge to highway**
- 5 - N15 - Reason(s) for the Grant of PP/LBC/CAC**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.