

**DCSE2004/1637/F - CHANGE OF USE FOR WEDDINGS  
IN PART OF THE PROPERTY, HOMME HOUSE, MUCH  
MARCLE, LEDBURY, HEREFORDSHIRE, HR8 2NJ**

**For: Mrs J D Finnigan, Homme House, Much Marcle,  
Ledbury, Herefordshire, HR8 2NJ**

**Date Received: 5th May 2004**

**Ward: Old Gore**

**Grid Ref: 65502, 32265**

**Expiry Date: 30th June 2004**

Local Member: Councillor J. W. Edwards

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

- 1.1 Homme House is located to the south west of Much Marcle. It dates originally from the 16th Century but was rebuilt in the 18th Century, and is primarily of three storeys in brick with stone dressings and a slate roof. It is Listed as Grade II\*. There are buildings to its north side which are now separate dwellings. The whole site is set in parkland. There are two access points, one onto the A449 and the other, into the centre of the village, onto the Class II B4024.
- 1.2 The site is within open countryside but does fall within Much Marcle Conservation Area. It is also within the Area of Great Landscape Value and listed as an Historic Park Garden.
- 1.3 The proposal is to use part of the house for weddings, and this will essentially involve the use of the drawing room and dining room. No physical alterations to the building are proposed. Car parking will be provided in a paddock to the north east of the house and access would be via the drive to the Class II road and not the A449. In addition the site includes the lawn area to the south which it states is "available for marquees."

## **2. Policies**

### **2.1 Planning Policy Guidance**

PPG.1	-	General Policy and Principles
PPG.7	-	The Countryside - Environmental Quality and Economic and Social Development
PPG.13	-	Transport
PPG.15	-	Planning and the Historic Environment

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

Policy CTC.2	-	Development in Areas of Great Landscape Value
Policy CTC.9	-	Development Criteria
Policy CTC.15	-	Conservation Areas

### **2.3 Malvern Hills Local Plan**

Conservation Policy	1	Preserving or Enhancing Conservation Areas
	2	New Development in Conservation Areas

	6	Protection of Listed Buildings
	8	Future Use of Listed Building Sites
	10	Alternative Uses for Listed Buildings
	11	The Setting of Listed Buildings
	14	Re-use of Large Country Houses
Landscape Policy	1	Development Outside Settlement Boundaries
	3	Development in Areas of Great Landscape Value
	8	Landscape Standards
Transport Policy	5	Special Access Needs
	6	Disabled Persons Car Parking
	7	Road Design in New Development
	11	Traffic Impact

## 2.4 Unitary Development Plan (Revised Deposit Draft)

Policy S.1	-	Sustainable Development
Policy E.14	-	Conversion of Large Dwellings to Employment Use
Policy HBA.3	-	Change of Use of Listed Buildings
Policy HBA.4	-	Setting of Listed Buildings
Policy HBA.6	-	New Development in Conservation Areas
Policy LA.4	-	Protection of Historic Parks and Gardens

## 3. Planning History

- 3.1 SE2003/2637/F Change of use to parking area - Refused 24.10.03  
for functions

## 4. Consultation Summary

### Statutory Consultations

- 4.1 English Heritage - no objections.  
4.2 Open Spaces Society - no objections.

### Internal Council Advice

- 4.3 Head of Engineering and Transportation - no objections.  
4.4 Head of Environmental Health - no response.  
4.5 Chief Conservation Officer - no objection, subject to no hard surfacing within the car park.

## 5. Representations

- 5.1 In support the applicant states that it is not intended to be a large scale commercial business but to assist the maintenance of the estate and house. They will seek to minimise any disturbance to neighbours and access will not be onto the A449.  
5.2 Much Marcle Parish Council have no objections.

- 5.3 Ross-on-Wye & District Civic Society have no objections but suggest a ban on the use of fireworks.
- 5.4 Three letters have been received from J. Kyrle-Pope, Old Hom. The points raised are:
- concern is raised that the use of the rear courtyard by additional vehicles will cause nuisance and congestion to the three dwellings that exist
  - it is suggested that the front drive is used for all traffic
  - concerns are raised as to the shared maintenance costs of the access drive
  - the use of the rear courtyard may damage the drainage system
  - it is suggested that a limit is placed on the number of guests
  - the marquee gives potential for large gatherings in excess of 70 persons, which could cause disturbance
  - there is a more suitable location for the marquee
  - prior notification of events is requested
  - concern is raised as to the suitability of the toilet provision.
- 5.5 A representation has been received from Mr. & Ms. Corscadden-Hayward, Phillips' House, Much Marcle, HR8 2NL

This raises concerns with regard to the access, having regard to existing traffic from developments at Hellens, the use of the church, the village hall, school, additional housing and use of the Class II road, together with no indication of the size or number of events. An alternative access onto the A449 is suggested.

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 issues in the consideration of this proposal are the suitability of the use in this location, the effect on the building, the access/servicing/parking arrangements, the impact on the nearby dwellings and the impact on the conservation area.
- 6.2 The site is in the open countryside and, in terms of promoting sustainable development, a use that would give rise to additional traffic movements would not be expected to be appropriate. Such uses should be located in settlements so as to reduce the need to travel. However in this case the proposal involves the partial use of an existing building and historically the use of large buildings in the countryside for such uses has been accepted. In principle there is no objection to the proposal.
- 6.3 In terms of the impact on the building, no physical alterations to the structure are proposed, so effectively the Grade II\* structure will be unaffected. There will however be some impact on its setting through the provision of the car park and the marquee. However such uses will be only for temporary periods and therefore the setting of the building should not be adversely affected.
- 6.4 With regard to access and traffic there are two established points of access. However it is recognised that the access onto the A449 is not particularly suitable and certainly not for any increased use. The alternative therefore is to use the access to the Class II road. This drive passes through the parkland and enters the village by the church and then onto the Class II road. There are passing places along the drive. There are other developments in the locality of the junction that do generate traffic. However the

conclusion is that there should be no unacceptable impacts in terms of traffic. It is unlikely that the weddings will occur on a daily basis. As the proposed arrangement is considered acceptable there is no justification to seek an alternative access. The earlier refusal in 2003 involved a different area of ground and did not include the access arrangements as now currently proposed.

- 6.5 There are three dwellings immediately to the rear of the building. It is acknowledged that the use of the shared drive (rear drive) for the use could give rise to an impact on the amenities of those dwellings. However the main drive is considered to be adequate to provide access for both service vehicles and guests and therefore this impact can be avoided. The use could also give rise to noise and disturbance primarily from amplified music. However it is considered that this can reasonably be controlled.
- 6.6 With regard to the impact on the Conservation Area and the Area of Great Landscape Value, both the car parking and the marquee will have an effect. However they will only be in use for temporary periods and the direct impact will be limited. It would be important that the car park does not have a permanent hard surface having regard to the nature of the use.
- 6.7 There are other legislative controls over the use. A Licence has been granted to hold wedding ceremonies (by the Council) until 7<sup>th</sup> August, 2006. In addition approval under the Building Regulations will be required and this will cover fire safety and the capacity.

## **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. The premises shall be used for the purposes of a dwelling house and for holding of weddings and associated receptions only, and for no other purposes.**

**Reason: In order to control the specific use of the premises in the interests of local amenity.**

- 3. All vehicular traffic in connection with the operation of the use hereby permitted shall be solely by the existing main drive and onto the Class II B4024 road. There shall be no use of the access onto the Class I A449 road.**

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

- 4. The use hereby permitted shall not operate between the hours of midnight and 10.00 a.m. daily.**

**Reason: In the interests of the amenities of existing residential property in the locality.**

- 5. No amplified or other music shall be played inside the marquee at any time.**

**Reason: In order to protect the amenities of the occupiers of nearby properties.**

- 6. Any marquee erection for after wedding reception purposes may only be erected no more than two days before the date of the organised event and shall be removed no later than two days after that organised ceremony has taken place.

Reason: In order to maintain the setting of the Listed Building.

- 7. Details of any surface treatment for the car park shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. The work shall be carried out as approved.

Reason: In order to protect the appearance of the locality.

**Informative(s):**

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

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.