

SUPPLEMENTARY PLANNING GUIDANCE – REUSE AND ADAPATION OF RURAL BUILDINGS

Report By: Forward Planning Manager

Wards Affected

Countywide

Purpose

To consider the amendments made to the draft document and recommend to the Cabinet Member (Environment) that the amended document be adopted as interim supplementary planning guidance to the emerging Herefordshire Unitary Development Plan.

Financial Implication

None, other than printing and publishing costs.

Background

Supplementary planning guidance for the 'Reuse and adaptation of traditional rural buildings' linked to the County's four adopted local plans was adopted in November 2000. Following the UDP process, the SPG has been reviewed with a new draft version presented to Members on 7th December 2001 along with other draft SPG's and subsequently published separately alongside the First Deposit UDP in October 2002.

Consultation

PPG12 (Dec 1999) makes clear the role and use of supplementary planning guidance. It also highlights that where the guidance has been made publicly available and consultation undertaken the Secretary of State will give substantial weight to the SPG where it derives out of and is consistent with the development plan and prepared in the proper manner.

Following the publication of the draft version of this SPG in October 2002, it was placed on deposit for public consultation until 31st January 2003. All Parish and Town Councils and organisations thought to have an interest were sent a copy and invited to make comments. Copies of the document were also made available at deposit locations around the County including the main libraries and 'Info in Herefordshire' points and the availability of the document highlighted on the Council's webpages.

Consultation replies

Comments have been received from 11 organisations as a result of the specific consultation on the SPG, although a number of comments made to the First Deposit UDP policies HBA12 and HBA13 were also relevant. The benefits of publishing both

documents at the same time has enabled relevant changes to be made to both as the UDP leads and informs the SPG. Changes proposed to the UDP have therefore been reflected within this guidance. It should be noted that widespread support has been received for the document in principle. The main points highlighted are the need to widen the policy and the guidance to include non-traditional rural buildings, improve links to the biodiversity SPG and the need for clearer advice on the requirements for ecological survey.

Below is a table outlining the comments received.

Commentator	Comment	Response
Advantage West Midlands	General stance supported however no good reason to restrict to 'traditional', over restrictive.	Acknowledged, the word 'traditional' has been removed and the guidance and policy have been widened to include non-traditional buildings.
RSP Planning, Transport and Environment	Object to the emphasis on 'traditional', Other issues raised relate to UDP policy.	See above
Bartestree and Lugwardine Group Parish Council	Objects to the argument that chimneystacks not contrary to retaining the appearance of a building and that wall flues and short stacks should be considered.	The guidance highlights that chimneystacks are generally inappropriate to the character of a rural building. However, each building is treated on its merits and early discussions with Officers is advised to resolve any design issues.
Sunderlands	Issues raised relate to UDP policy.	Issues considered under the UDP process.
Welsh Netwon and Llanrothal Group Parish Council	Para 6.20 regarding owl holes should be made mandatory. Other issues raised relate to UDP policy.	Additional ecological information has been included within the SPG with cross-references to the Biodiversity SPG to reiterate the importance of all nature conservation issues. Other issues considered under the UDP process.
Herefordshire Nature Trust	Wish to see more acknowledgement of ecology issues. Include reference to English	Additional ecological information has been included within the SPG with cross-references to

	Nature publication. More cross-references to Biodiversity SPG are needed.	the Biodiversity SPG to reiterate the importance of all nature conservation issues. Reference to the English Nature publication has been included within the text.
Burghill Parish Council	Conflicts with the fact that tourism related uses require high standards and health and safety regulations. Conflicts with the concept of farm diversification.	Policies within the UDP encourage the reuse of rural buildings to assist farm diversification (RST12/13). Standards required for the conversion to holiday lets are acknowledged, however it is considered that the guidance does not conflict with this.
English Nature	More cross-references to the Biodiversity SPG.	Additional ecological information has been included within the SPG with cross-references to the Biodiversity SPG to reiterate the importance of all nature conservation issues.
Ledbury Town Council	Query how far from the settlement boundary need to be to classify as rural.	This is a UDP issue. The settlement boundary is used to denote the limited of the town/ village in planning terms. The area outside of the settlement boundary is classified as countryside.
Bromyard and Winslow Town Council	Should not be mandatory to submit detailed survey drawings for non-listed buildings. Extensions should be allowed.	Pre-application discussions are encouraged with Officers prior to the submission of applications. It is considered that survey drawings are an important part of the application for any conversion. Following comments received to the UDP, further restrictions have been placed on the ability to extend rural building

		conversions. In order to ensure the qualities of the original scheme, planning conditions can be imposed restricting permitted development rights.
Llangarron Parish Council	No objections or comments.	Acknowledged.

Amendments made

As a result of the consultation response received and alterations made to the policies and reasoned justification within the Revised Deposit UDP, the following amendments have been made;

- 'Tradition' has been removed from the guidance to widen to non-tradition buildings, although given that the majority of the applications received are for conversions of the tradition style of buildings, the guidance particularly highlights these design elements. A paragraph has been added to section 1 to reflect this.
- Policies updated to reflect the Revised Deposit UDP policies HBA12 and HBA13 and cross-references included to other UDP policies and the Biodiversity and Landscape Character SPG's.
- Paragraph added to section 2 highlighting the ecological issues being a material consideration and that ecological surveys and reports should be carried out as a matter of course.
- Paragraph 4.23 updated to reflect the current distribution of the 'Commercial Property Register'
- Paragraph 4.42 to 4.44 updated to highlight ecological issues and cross reference to the Biodiversity SPG.
- Paragraph 5.10 updated to reflect UDP amendment highlighting the removal of permitted development rights by planning condition to restrict future alterations, extensions and outbuildings.
- Section 6i updated to reflect ecological and landscape issues involved in the design on any scheme.
- Paragraph 6.25 now includes reference to English Nature's booklet 'Barn owls on site, guidance for development'.
- Appendix 1 updated to reflect the current list of UDP main settlements.
- Appendix 2 has been included to highlight the triggers that would require ecology survey and reports to be undertaken.

- A further appendix will be added (Appendix 3) to include a statement of the consultation undertaken and changes made as highlighted within PPG12 para 3.16.

A copy of the SPG is enclosed separately for Members and is also located in the Members Lounge

RECOMMENDATION

THAT It be recommended to the Cabinet Member (Environment) that the Reuse and adaptation of rural buildings be adopted as interim Supplementary Planning Guidance to the Herefordshire Unitary Development Plan.

Background paper

Reuse and adaptation of rural buildings SPG