

**DCNW2004/1656/RM - NEW AGRICULTURAL
DWELLING AT NASH GROUND, GREEN LANE, TITLEY,
HEREFORDSHIRE, HR5 3RW****For: Mr A Goodwin at above address.****Date Received:**
6th May 2004**Ward:**
Pembridge &
Lyonsshall with Titley**Grid Ref:**
32241, 61409**Expiry Date:**
1st July 2004

Local Member: Councillor Roger Phillips

1. Site Description and Proposal

- 1.1 The application site occupies a prominent and elevated position within an Area of Great Landscape Value. It is approached via an unclassified road (Green Lane) which ultimately joins the B4355, adjacent to the Stag Inn at Titley.
- 1.2 A public footpath (RN21) runs along the southern boundary of the site, which is defined by a mature, natural hedgerow. To the west of the site is an existing, modern, agricultural storage building, whilst, to the east, is an established group of farm buildings and a farmhouse, comprising Green Lane Farm.
- 1.3 Outline planning permission was granted for an agricultural dwelling on the site, pursuant to Application No. NW2002/3894/O on 29th April, 2003. Further to this, a reserved matters application for a dwelling with a gross floor area of 235 square metres was refused, pursuant to Application No. NW2004/0663/RM.
- 1.4 This revised application seeks reserved matters approval for a dwelling with a total gross floor area of approximately 197 square metres. The proposed dwelling would have a maximum height of 7.7 metres and would be constructed in stone, render and slate. It would be positioned parallel to the main access road behind the existing hedgerow and set back sufficiently so as to avoid the alignment of the public footpath.

2. Policies**Government Guidance**

PPS7 - Sustainable Development in Rural Areas

Hereford and Worcester County Structure Plan

CTC2 - Areas of Great Landscape Value

CTC9 - Development Requirements

A4 - Agricultural Dwellings

A2(D) - Settlement Hierarchy
A9 - Safeguarding the Rural Landscape
A24 - Scale and Character of Development
A43 - Agricultural or Forestry Dwellings
A78 - Protection of Public Rights of Way

Herefordshire Unitary Development Plan (Revised Deposit Draft)

S1 - Sustainable Development
S2 - Development Requirements
S7 - Natural and Historic Heritage
DR1 - Design
DR2 - Land Use and Activity
H8 - Agricultural and Forestry Dwellings and Dwellings Associated with Rural Businesses
LA2 - Landscape Character and Areas Least Resilient to Change

3. Planning History

NW20023894/O - Agricultural Dwelling.
Approved 29th April, 2003.

NW2001/3298/S - Erection of Fodder Store.
Prior Approval Not Required 9th January, 2002.

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency raises no objection, subject to a scheme of foul drainage provision being submitted and approved.

Internal Council Advice

- 4.2 Head of Engineering and Transportation raises no objection, subject to a condition requiring parking and turning provision.
- 4.3 Public Rights of Way Manager raises no objection, subject to conditions preserving the historic width of the public right-of-way intact and free from encroachment or obstruction.

5. Representations

- 5.1 Rodd, Nash and Little Brampton Parish Council states that there are no local objections to this plan.

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 The principle of an agricultural worker's dwelling has been accepted through the granting of outline permission, pursuant to Application No. NW2002/3894/O and, accordingly, the key issues for consideration in the determination of this application are an assessment of the commensurate size of the dwelling in relation to the farming enterprise and the impact of the dwelling on the character and appearance of the Area of Great Landscape Value.
- 6.2 In this particular case, the enterprise consists of a mixed dairy, livestock and arable holding, farmed in two distinct units. Approximately 304 hectares is owned at Nash, which is predominantly used for livestock grazing, rearing of the dairy herd and supporting the beef cattle, breeding ewes, grazing ewes and store lambs. The larger unit comprises tenanted land, running to 34 hectares, with associated farmhouse and building and is located at The Parks, Almeley, some six kilometres from the application site. The Parks is primarily focussed on supporting the 95-strong dairy herd.
- 6.3 In essence, the dwelling at the application site, constitutes the second property, supporting what is acknowledged to be the smaller part of the overall holding but, nevertheless, one which has and will become more intensively used, due to changes in legislation, placing greater restrictions on livestock numbers within Nitrate Vulnerable Zones (The Parks being situated in such an area).
- 6.4 Notwithstanding the support for an additional dwelling at Nash, it is considered that the dwelling, as proposed, remains significant in size. With a total gross floor area of some 192 square metres, it exceeds the size of the dwelling recently approved at The Limes, which totalled 177 square metres and which represented the principal farmhouse on a holding extending to 56 hectares.
- 6.5 The overall size and potential cost of constructing an essentially four-bedroomed dwelling in natural stone and slate on this comparatively smaller part of the enterprise, would not result in development commensurate with the identified need and would have significant cost implications, leading to serious doubts about its future affordability and availability to farm workers seeking suitable accommodation in future years.
- 6.6 Accordingly, it is considered that the proposal, as submitted, would fail to satisfy the advice set out in Annexe A of Planning Policy Statement 7 – Sustainable Development in Rural Areas, which has recently superseded the requirements of Planning Policy Guidance 7 – The Countryside, Environmental Quality and Economic and Social Development.
- 6.7 In addition to the above, the substantial size of the dwelling, which has a frontage of 15.3 metres and a maximum height of 7.8 metres, together with its prominent siting adjacent to a public footpath and elevated position within an Area of Great Landscape Value, is such that, in the absence of a strong justification for its size, there is considered to be unnecessary harm to the character and appearance of the area, contrary to Policy A9 of the Leominster District Local Plan (Herefordshire).

RECOMMENDATION

That planning permission be refused for the following reasons:

1. The proposed dwelling, in view of its overall size, is not considered to be commensurate with the established functional need of the farming enterprise and, as such, the future occupation of the property, in accordance with the occupancy condition, would be compromised due to the relatively high value of such a property. Consequently, the proposal is contrary to the advice set out in Annexe A of PPS7 - Sustainable Development in Rural Areas

2. The proposed dwelling, by reason of its size and prominent location, would constitute a conspicuous feature within the landscape, which is designated as an Area of Great Landscape Value. In the absence of an over-riding need for a dwelling of this size, it is considered that there will be a detrimental effect on the character of the site and surroundings, which would be contrary to Policy CTC2 of the Hereford and Worcester Country Structure Plan and Policy A9 of the Leominster District Local Plan (Herefordshire).

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.