

**DCNE2004/1520/F - PROPOSED INTERNAL
ALTERATIONS AND MODIFIED ELEVATIONS AT
KEEPERS COTTAGE, FALCON LANE, LEDBURY,
HEREFORDSHIRE, HR8 2JN**

**For: Salters Hill Charity Ltd per R J Durrell, The Corner
House, 2 Hambrook St, Charlton Kings, Cheltenham,
GL52 6LN**

**Date Received:
26th April 2004**

**Ward:
Ledbury**

**Grid Ref:
68433, 38073**

**Expiry Date:
21st June 2004**

Local Member: Councillor's Don Rule MBE, Peter Harling & Barry Ashton

1. Site Description and Proposal

- 1.1 The application site is located on the north-eastern side of the C1308 road west of Ledbury. The proposal is for the use of the modest agricultural style building in association with the residential accommodation adjacent for young adults with learning disabilities, providing training facilities and stores on ground floor into meeting rooms and offices above.
- 1.2 The proposal includes re-roofing the building with sheeting panels, rendering existing blockwork and replacing york boarding with cedar cladding. Foul drainage is to be dealt with by way of a package treatment plant.
- 1.3 The building is situated adjacent to existing buildings, in a position well above the road level, with a backdrop of woodland. The site lies in an Area of Great Landscape Value.

2. Policies

Malvern Hills District Local Plan

Landscape Policy 3 – Development in Areas of Great Landscape Value
Employment Policy 6 – Re-use of Rural Buildings
Transport Policy 11 – Traffic Impact

Herefordshire Unitary Development Plan (Revised Deposit Draft)

Policy E6 – Expansion of Existing Businesses

3. Planning History

NE2003/3302/F - Siting of portacabin to provide temporary office accommodation - Granted temporary permission until 19 December 2006

NE2001/1665/F - Conversion of double garage to 2-bedroom and shower room for people with learning disabilities - Permission granted 24 August 2001

MH95/1034 – Change of use of dwelling to a group home for young people with learning difficulties. Planning permission not required.

4. Consultation Summary

Statutory Consultations

- 4.1 Environment Agency has no objection subject to provision of foul drainage works.
- 4.2 Forestry Commission has no objection.
- 4.3 Herefordshire Nature Trust's representations not received.

Internal Council Advice

- 4.4 Head of Engineering and Transportation requests additional information regarding parking spaces for a further 10 cars.
- 4.5 Chief Conservation Officer: No obvious ecological issues.

5. Representations

- 5.1 Parish Council: No objection.
- 5.2 Objections have been received from:

J & C Davenport, Flights Orchard Farm, Falcon Lane and Janet Davies, Woodside Lodges, Falcon Lane.

Objections are summarised as follows:

- 1. Falcon Lane unable to cope with additional traffic.
 - 2. Falcon Lane already unsafe for walkers, cyclists and other road users.
 - 3. Keepers Cottage has an agricultural tie.
 - 4. Description of development is mis-leading, there is more than just proposed internal alterations and modifications to elevations, clearly there is a change of use of the property as well.
- 5.3 In support of the proposal the applicant's agent advises: 'There are 8 residents, not 14 as previously referred to in the previous planning application. Though your records show 6 places, 2 further were added following conversion of the integral garage in 2001.

A turning circle has been introduced to facilitate traffic movement. Parking for 12 spaces is provided for everyday use, spaces 13-22 provide for occasional overspill.'

5.4 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 Head of Engineering and Transportation has not objected to the development in terms of the local road network that requires additional parking provided on site. Given the number of existing businesses along Falcon Lane it is not considered that the proposal would generate additional traffic to any material degree and could not be sustained as a reason for refusal.

6.2 It is considered that the proposed alterations to the building, which although agricultural in appearance is currently used in association with the existing use on site, will enhance the visual amenity of the Area of Great Landscape Value.

6.3 A history search has not revealed the existence of an agricultural occupancy condition.

6.4 It is considered that the proposal complies with relevant development plan policies and is supported accordingly.

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 - 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.

4 - No development approved by this permission shall be commenced until a scheme for provision of foul drainage work has been approved by the local planning authority. The scheme shall be implemented in accordance with the approved details, before the use commences.

Reason: To prevent pollution of the water environment.

5 - There shall be no external illumination of the building without the prior written approval of the local planning authority.

Reason: In the interests of visual amenity.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.