

MEETING:	PLANNING COMMITTEE
DATE:	26 JUNE 2013
TITLE OF REPORT:	130321/F - PROPOSED RE-BUILDING OF FORMER RAILWAY STATION TO FORM 2 NO HOLIDAY UNITS AT LAND AT STATION HOUSE, STOKE EDITH, HEREFORD, HR1 4EY For: Mr Davies per Mr R Pritchard, The Mill, Kenchester, Hereford, Herefordshire HR4 7QJ
WEBSITE LINK:	http://news.herefordshire.gov.uk/housing/planning/58286.aspx?ID=130321&NoSearch=True

Date Received: 1 February 2013

Ward: Backbury

Grid Ref: 361458,241307

Expiry Date: 10 April 2013

Local Member: Councillor J Hardwick

1. Site Description and Proposal

- 1.1 Planning permission is sought for the erection of a replica station building for use as a pair of holiday lets on the site of the former Stoke Edith station, just outside Tarrington. The application site is previously developed land encompassing the former Station Master's House, an original Victorian engineer's shed and further to the west a larger replica locomotive shed approved in 2001. The site sits immediately adjacent the main Hereford-Worcester rail line in the open countryside 500 metres from the edge of Tarrington, a main village as defined under Policy H4 of the Herefordshire Unitary Development Plan.
- 1.2 The former station building was demolished in the 1960s and replaced with a portacabin. The proposed building is not an exact replica of the former station building, but is designed to resemble a typical rural station building that can be let as two individual units, but also combined for use by a larger group if required.
- 1.3 The proposal is part of the applicant's aspiration to meet a demand for specialist or niche self-catered tourist accommodation for those who may have a specific desire to stay in accommodation connected to the former station, adjacent the existing main line.

2. Policies

2.1 National Planning Policy Framework (NPPF)

Chapter 3 – Supporting a prosperous Rural Economy

Chapter 11 – Conserving and Enhancing the Historic Environment

2.2 Herefordshire Unitary Development Plan (HUDP):

S1	-	Sustainable Development
S2	-	Development Requirements
S7	-	Natural and Historic Heritage
S8	-	Recreation, Sport and Tourism
DR1	-	Design
DR2	-	Land Use and Activity
DR3	-	Movement
H7	-	Main Villages: Settlement Boundaries
H13	-	Sustainable Residential Design
H14	-	Re-using Previously Developed Land and Buildings
H15	-	Density
H16	-	Car Parking
LA2	-	Landscape Character
RST12	-	Visitor Accommodation

2.3 The Unitary Development Plan policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

<http://www.herefordshire.gov.uk/housing/planning/29815.aspp>

3. Planning History

- 3.1 MH97/0747 Two storey extension to dwelling. Approved 4 August 1997.
- 3.2 NE01/2514/F Erection of industrial building. Approved 27 September 2001.

4. Consultation Summary

Statutory Consultations

4.1 Network Rail: Acknowledge that the applicant owns the entirety of the application site but retain concerns regarding the proximity of the building to the running line and the position and type of fence envisaged. Network Rail considers it likely that a solution can be found that would remove their objection.

Internal Council Advice

4.2 Traffic Manager: No objection.

5. Representations

- 5.1 Tarrington Parish Council: "Tarrington Parish Council fully supports this application."
- 5.2 There have been no letters of representation.
- 5.3 As part of the application the applicant has submitted a written statement explaining that the proposal is intended to revive the original ambience of the Great Western Railway station pre-Beeching and that as a commercial venture the revenue stream from the accommodation letting will enable the further maintenance, conservation and redevelopment of the existing rail-related infrastructure. The main benefits are summarised as follows:

- Improvement to the visual amenity of the area via the removal of the old portacabin;

- Potential spin-off benefits to the local economy from the provision of good quality, niche tourist accommodation, which is in demand;
- The employment of skilled local tradesmen for the construction;
- The building is designed such that it could revert to station use should it ever be decided to stop trains at Stoke Edith/Tarrington again.

5.4 The consultation responses can be viewed on the Council's website by using the following link:- <http://news.herefordshire.gov.uk/housing/planning/searchplanningapplications.aspx>

Internet access is available at the Council's Customer Service Centres:-
www.herefordshire.gov.uk/government-citizens-and-rights/complaints-and-compliments/contact-details/?q=contact%20centre&type=suggestedpage

6. Officer's Appraisal

- 6.1 The application promotes the provision of tourist accommodation beyond, but within reasonable proximity of the identified main village. At face value the proposal runs contrary to 'saved' HUDP Policy RST12, which requires that permanent serviced or self-catering accommodation in the open countryside should only be permitted if it consists of the re-use and adaptation of a rural building.
- 6.2 However, the NPPF states that "Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development."
- 6.3 To promote a strong rural economy, the NPPF requires that local and neighbourhood plans should support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings. Policies should support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.
- 6.4 In this context, it is considered that the site, albeit in open countryside, is within reasonable proximity of the main village of Tarrington and also that the site represents previously developed or brownfield land. The building design is considered appropriate to the context of the site in that it represents a typical Victorian station building. The proposal is also part of the applicant's proposal to derive an income stream that will benefit the retention and conservation of pre-existing railway infrastructure on the site. Furthermore the provision of specific, niche tourist accommodation will have the potential to support existing local services such as the public house.
- 6.5 The development would clearly be prominent from the main rail line but otherwise would have comparatively little impact in the wider landscape. Subject to the use of appropriate materials it is considered that the development would, in accordance with Policies DR1, DR2, LA2 and H13, respect the character and appearance of the locality and would not affect adjoining amenity.
- 6.6 The Traffic Manager has no objection to the proposal, which would utilise the existing means of access and expansive parking and turning area.
- 6.7 In the event that planning permission is granted it is recommended that a planning condition is imposed to restrict occupation of the accommodation to tourist accommodation.

Further information on the subject of this report is available from Mr E Thomas on 01432 260479

7. Conclusion

7.1 The HUDP remains the development plan for the area and the proposal is contrary to Policy RST12 insofar as it promotes the provision of new build self-catered tourist accommodation within the open countryside. However, in this case there are significant material considerations that when taken as a whole are considered to warrant a recommendation for approval. These are as follows:

- The site is previously developed land within a context of historic railway development and is within reasonable distance of a main village. The site is thus considered sustainable.
- The proposal would enhance the immediate setting of the area by promoting a high quality new building to support sustainable rural tourism in a manner consistent with the objectives of the NPPF.
- The proposal will assist in meeting a need for high-quality tourist accommodation.

7.2 Although attracting little weight at its stage of preparation, the proposal is consistent with the objectives of Core Strategy Policy E4 Tourism.

RECOMMENDATION

That subject to the resolution of Network Rail's outstanding concerns, Officers named in the Scheme of Delegation be authorised to issue planning permission subject to the following conditons:

1. **A01 Time limit for commencement (full permission)**
2. **B01 Development in accordance with the approved plans**
3. **C01 Samples of external materials**
4. **F30 Use as holiday accommodation**
5. **H13 Access, turning area and parking**

Informative:

1. **The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.**

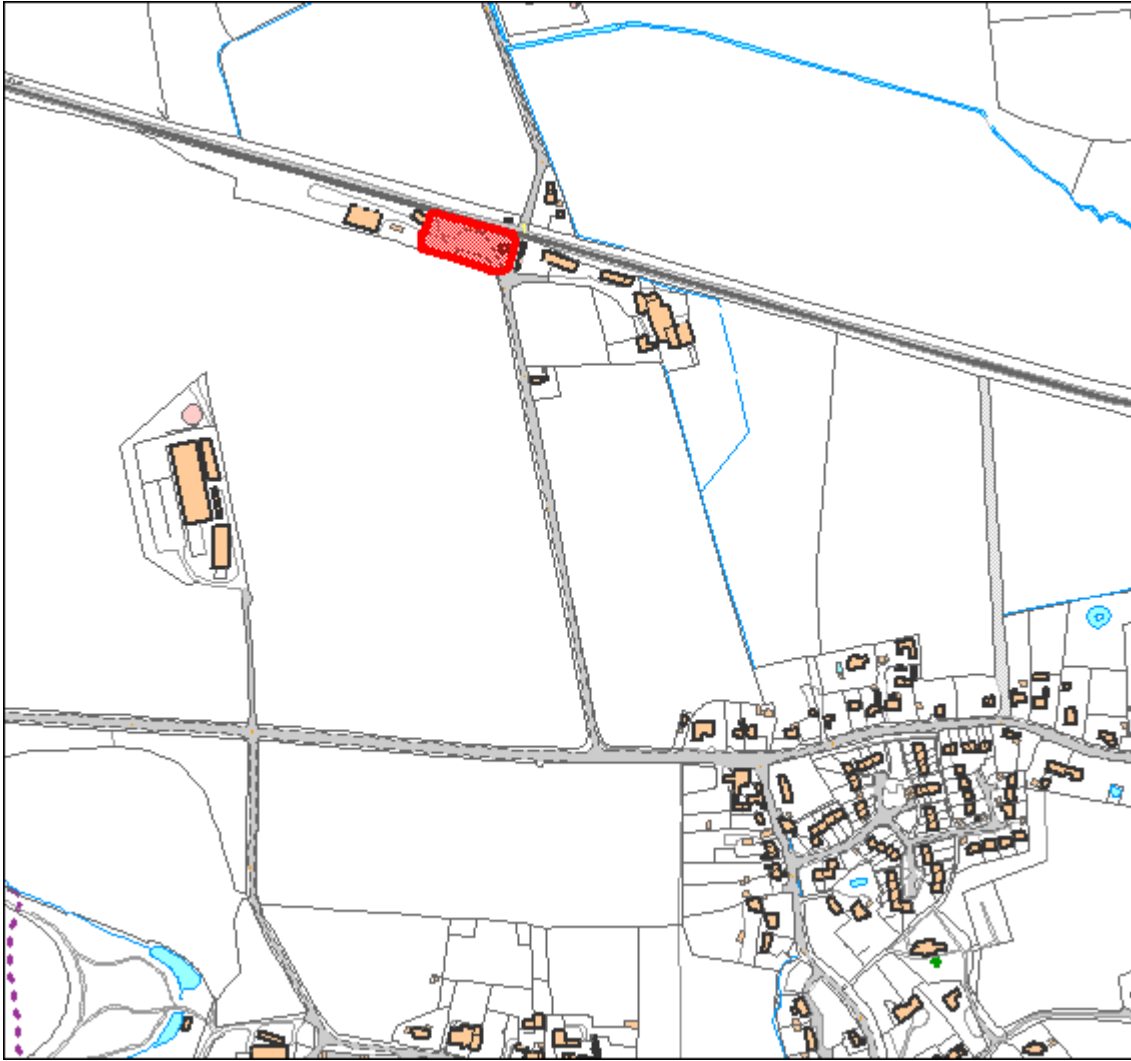
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: 130321/F

SITE ADDRESS: LAND AT STATION HOUSE, STOKE EDITH, HEREFORD, HR1 4EY

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