

MEETING:	PLANNING AND REGULATORY COMMITTEE
DATE:	1 November 2017
TITLE OF REPORT:	<p>172544 - DEMOLITION OF STEEL FRAME BUILDINGS, CONVERSION OF EXISTING BRICK AND TIMBER CLAD FARM BUILDINGS AND CONSTRUCTION OF NEW SINGLE STOREY UNITS TO PROVIDE ACCOMMODATION FOR EX-SERVICE PERSONNEL WITH COMMUNAL AND VISITOR ROOMS. AT NORTH FARM, BIRCHWOOD FARM ROAD, BOSBURY, HEREFORDSHIRE, HR8 1JY</p> <p>For: Mr Bower per Mr Karl Greenway, 58 London Road, Worcester, WR5 2DS</p>
WEBSITE LINK:	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=172544&search=172544
Reason Application submitted to Committee – part of proposal contrary to policy	

Date Received: 10 July 2017

Ward: Hope End

Grid Ref: 370606,245313

Expiry Date: 20 September 2017

Local Member: Councillor AW Johnson

1. Site Description and Proposal

- 1.1 North Farm lies on the u/c 65644, a no through road, off the B4220, north east of Bosbury. The site comprises a mix of modest traditional and steel framed buildings, together with farmhouse. Immediately adjacent to the site is Birchwood Farm, and just beyond, at the end of the u/c road is Beacon Hill Farm.
- 1.2 The proposal seeks the conversion of the traditional buildings to provide two dwellings, a guest bedroom and a communal room, together with four single storey, single bedroomed dwellings, in the location of the steel framed buildings to be removed. Communal parking is provided, accessed via an existing farm access.
- 1.3 The proposal is part of a programme to assist ex-service personnel back into civilian life, in this case by providing affordable, the applicants description, accommodation.

2. Policies

- 2.1 Herefordshire Local Plan – Core Strategy

RA3 - Herefordshire's countryside

Further information on the subject of this report is available from Mr M Tansley on 01432 261815

- RA4 - Agricultural, forestry and rural enterprise dwellings
- RA5 - Re-use of rural buildings
- H2 - Rural exception sites
- MT1 - Traffic management, highway safety and promoting active travel
- LD1 - Landscape and townscape
- LD2 - Biodiversity and geodiversity
- LD4 - Historic environment and heritage assets
- SD1 - Sustainable design and energy efficiency
- SD3 - Sustainable water management and water resources
- SD4 - Wastewater treatment and river water quality

2.2 NPPF Achieving sustainable development

2.3 Bosbury and Catley Group Parish Council NDP -the Bosbury and Catley NDP has no weight as there are still outstanding objections and unresolved conformity issues with the Core Strategy.

2.4 The Core Strategy policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

https://www.herefordshire.gov.uk/info/200185/local_plan/137/adopted_core_strategy

3. Planning History

3.1 Nothing relevant to current proposal

4. Consultation Summary

Statutory Consultations

4.1 Welsh Water - no objection.

4.2 Severn Trent – no objection.

Internal Council Consultations

4.3 Ecologist - No objection subject to condition and confirmation re drainage

4.4 Regeneration Programmes Manager

Herefordshire Council is a signatory of the Herefordshire Armed Forces Community and co-ordinates a cross sector Civilian Military Task Group (CMTG), whose role is to deliver aims of the covenant. This includes addressing the needs of the armed forces community in the county and housing for ex-service personnel is a priority. In addition to this we are encouraging activities/projects which will help to integrate ex-service personnel into local life. A project like this not only provides much needed housing but will enable veterans to transition into civilian life by offering work, training etc.

4.5 Housing Services Officer - I have been asked to support their bid by the HCA. I am confident that if they get RP status then they will be awarded the grant and will have to deliver in accordance with the funding conditions set by the HCA. Which means they will have to charge affordable rents and if they don't they will have to pay the grant back.

With all this in mind I am satisfied that the appropriate evidence has been supplied to me and I am therefore happy to fully support this application. Please let me know if I need to add further comments on the application.

4.6 **Transportation Manager** - no response

5. Representations

5.1 Bosbury and Coddington Parish Council -

"We fully support this application and welcome progress being made by the Buchanan Trust in providing much needed accommodation to meet its aims and objectives".

5.2 Ledbury Cycle Forum - object to lack of cycle storage provision.

5.3 One letter of objection has been received making the following points

1. Agricultural buildings should be retained for intended use
2. Whilst supporting objectives such housing should be located in more suitable location in line with Council policy.

5.4 The consultation responses can be viewed on the Council's website by using the following link:-

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=172544&search=172544

Internet access is available at the Council's Customer Service Centres:-

<https://www.herefordshire.gov.uk/government-citizens-and-rights/customer-services-enquiries/contact-details?q=customer&type=suggestedpage>

6. Officer's Appraisal

6.1 There are two main elements to this proposal. The first relates to the conversion of a traditional farm building to provide two dwellings, the guest room and communal room. This element respects the form of that building and utilises existing openings with minimal new openings created. This complies with policy RA5 of the CS.

6.2 The second main element is the provision of four new build, single storey dwellings, consisting of two, one person units and two, two person, wheelchair standard units. These measure 11.2m x 5.5m and 13.4m x 6.2m respectively. They are positioned to replace existing portal frame buildings that are not suitable for conversion. They are constructed of a mix of plain tiled roof and brick or boarded elevations.

6.3 Notwithstanding the 5 year housing supply position, currently 4.54 years, North Farm does not lie within or adjacent to the confines of Bosbury so is not within an RA2 settlement, and is thus in an unsustainable location. The 'presumption in favour' in the NPPF does therefore not apply. Thus this element of the proposal is contrary to policy.

6.4 On this occasion however there are circumstances not identified as an example of particular housing need within the CS. The need to provide accommodation and other services to ex-service personnel is now recognised nationally and reflected in the Armed Services Covenant. Herefordshire Council itself is a signatory of the Herefordshire Armed Forces Community. The opportunity to provide such accommodation depends largely upon the work of related charities. In this instance the Buchanan Trust has land and buildings available to meet this need.

6.5 It is not considered that the development will have a detrimental impact on the landscape, renovating an existing traditional building and replacing ageing portal framed buildings. Services already exist at the site, it has been confirmed that sufficient land is available for drainage

purposes, and it is not considered that the increase in traffic on the local road network will be so significant as to justify refusal.

- 6.6 The Housing Development Officer supports the proposal. The applicant advises that an application has been made to the Homes and Community Agency but that a backlog of work there has delayed formal registration. Given the charitable status and move to registration it is considered that there is sufficient evidence to suggest that the long term future will be for affordable accommodation and that a S106 agreement to this end is not necessary as a precursor to support for this proposal.
- 6.7 It is therefore considered that this proposal can be supported and it is recommended for approval accordingly.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. A01 Time limit for commencement (full permission)**
- 2. B01 Development in accordance with the approved plans**
- 3. C03 Matching external materials (general)**
- 4. C01 Samples of external materials**
- 5. Prior to commencement of the development, a detailed habitat enhancement scheme should be submitted to and be approved in writing by the local planning authority, and the scheme shall be implemented as approved.**

Reason: To ensure that all species are protected and habitats enhanced having regard to the Wildlife and Countryside Act 1981 (as amended), the Conservation (Natural Habitats, &c) Regulations 1994 (as amended) and Policy LD2 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework, NERC 2006

- 6. G10 Landscaping scheme**
- 7. I17 Scheme of foul drainage disposal**
- 8. I20 Scheme of surface water drainage**
- 9. In the event that the charity cease to operate the occupation of the new build units shall revert to a person solely or mainly working or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.**

Reason: To ensure compliance with policy RA3 of the Herefordshire Local Plan – Core Strategy in the event that the charity ceases to operate.

INFORMATIVES:

- 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.**

- 2. **The enhancement plan should include details and locations of any proposed Biodiversity/Habitat enhancements as referred to in NPPF and HC Core Strategy. In addition to any bat mitigation/compensation required by a European protected Species Licence, at a minimum we would be looking for significant proposals to enhance bat roosting, bird nesting and invertebrate/pollinator homes to be incorporated in to the new/converted space buildings as well as consideration for hedgehog houses and unrestricted hedgehog movement in and around the development and amphibian/reptile refugia within the landscaping/boundary features. No external lighting should illuminate any of the enhancements or boundary features beyond any existing illumination levels and all lighting on the development should support the Dark Skies initiative.**

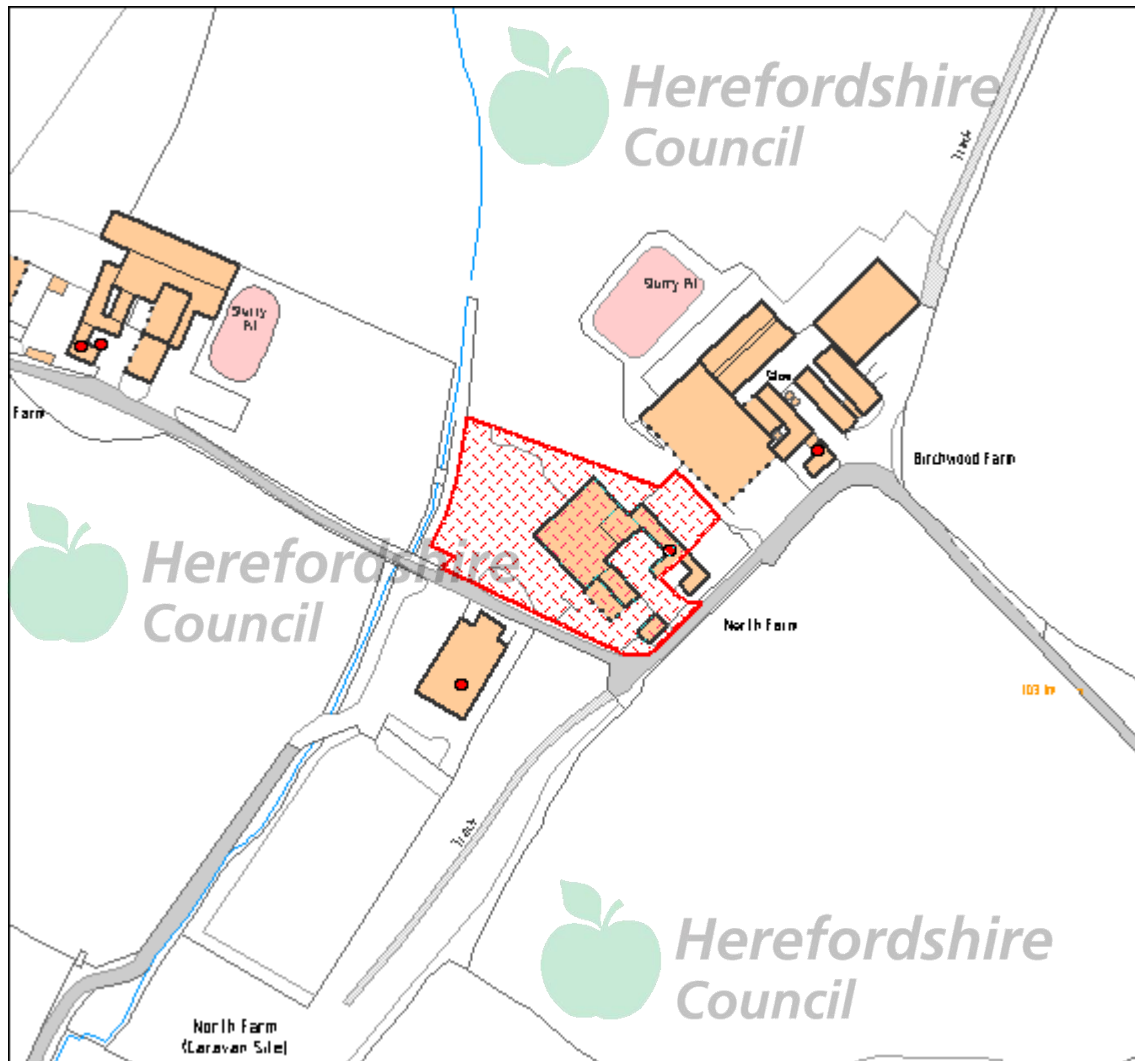
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: 172544

SITE ADDRESS : NORTH FARM, BIRCHWOOD FARM ROAD, BOSBURY, HEREFORDSHIRE, HR8 1JY

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Further information on the subject of this report is available from Mr M Tansley on 01432 261815