

MEETING:	PLANNING AND REGULATORY COMMITTEE
DATE:	1 November 2017
TITLE OF REPORT:	163946 - PROPOSED ERECTION OF STORAGE BUILDING. AT LITTLE MEADOWS, EARDISLEY, HEREFORD, HR3 6PP For: Mr Harwood per Mr Gregory Harwood, Little Meadows, Eardisley, Hereford, Herefordshire HR3 6PP
WEBSITE LINK:	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=163946&search=163946
Reason Application submitted to Committee – Related to Member	

Date Received: 5 December 2016 Ward: Castle Grid Ref: 331361,249627

Expiry Date: 4 April 2017

Local Member: Councillor WC Skelton. (Councillor RJ Phillips is fulfilling the role of local ward member for this application.)

1. Site Description and Proposal

1.1.1 The land subject to this proposal is a large irregular shaped parcel of grassland, used intermittently for the grazing. The land is to the rear of a number of detached properties lying to the south side of Almeley Road (U90418) in Eardisley.

1.1.2 This planning application is for the construction of a detached monopitch storage building with hard core floor base, vertical Yorkshire style boarding to walls and timber doors to south elevation. The building would measure 9m (L) x 6.25m (W) x 4.25m (max). The siting of the building is to the northeast corner of the plot approximately 7m from the eastern boundary. To the east of the site is public footpath EE13 which runs north to south.

2. Policies

2.1 Herefordshire Local Plan Core Strategy:-

- SS1 – Presumption In Favour of Sustainable Development
- SS6 – Environmental Quality and Local Distinctiveness
- LD1 – Landscape and townscape
- MT1 – Traffic Management, Highway Safety and Promoting Active Travel
- SD1 – Sustainable Design and Energy Efficiency

2.2 National Planning Policy Framework

- Chapter 7: Requiring Good Design
- Chapter 11: Conserving and Enhancing the Natural Environment
- Para 14: Presumption in favour of sustainable development

2.3 Neighbourhood Plans

Eardisley Neighbourhood Development Plan was adopted on 13th June 2016. It is a material consideration for the purposes of determining planning applications.

Policy E2: Heritage Assets and Village Character

https://myaccount.herefordshire.gov.uk/media/4782126/eardisley_group_neighbourhood_development_plan.pdf

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/2

3. Planning History

3.1 None.

4. Consultation Summary

Statutory Consultations

4.1 None.

Internal Council Consultations

4.2 Public Rights of Way Officer

No objection

4.3 Transportation Manager

I can confirm that Highways would not form an objection to this application with this statement of use. If there is no intensification of use above the level described by the applicant below, Highways will not object to this application.

The access looks to be very informal and as part of the house application we would expect the access to the property be of a permanent sealed construction as per the Herefordshire design guide, no gate within 5 metres of the edge of carriageway preventing highway users from exiting the highway safely at the location. This access will still need to be formalised in the absence of planning is refused for the house on the plot.

5. Representations

5.1 Eardisley Parish Council

No objection

5.2 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=163946&search=163946

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 S38 (6) of the Planning and Compulsory Purchase Act 2004 states:
"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise." This means that there is a presumption in favour of the development plan unless material considerations can be considered to outweigh it.
- 6.2 The Herefordshire Local Plan (HLP) is the development plan. The Core Strategy (CS) is a fundamental part of the HLP and sets the overall strategic planning framework for the county, shaping future development.
- 6.3 Paragraph 14 of the NPPF provides a presumption in favour of sustainable development. This is reflected in the strategic Policy SS1 of the CS which sets out a presumption in favour of sustainable development stating: "Planning applications that accord with the Core Strategy (and where relevant with policies in other development plan documents and Neighbourhood Development Plans) will be approved unless material considerations indicate otherwise".

Character of landscape

- 6.4 The proposal satisfies Policy LD1 of the Herefordshire Core Strategy and Policy E2 of the Eardisley Neighbourhood Development Plan on the basis that it is sited in a location which conserves and protects the character of the landscape. The scale, size and height of the building are suitable for its immediate environment, being well screened from the public realm, notably the footpath, by mature and high natural screening to the eastern boundary.

Design

- 6.5 The design and finish retain a rural appearance through a monopitch style building finished in Yorkshire style boarding. The roof will be plasticised sheet roof, although no indication of colour is provided. Policies LD1 and SD1 are complied with.

Amenity

- 6.6 Residential amenity is safeguarded by the proposal on the grounds of (i) the building's scale and (ii) degree of separation between the building and the existing dwellings, Havana House, Freelands and The Corblyns to the north. The proposal complies with Policy SD1 in this regard.

Accessibility/Highway Safety

- 6.7 The existing access to the south west boundary of The Meadows will be used. This access serves a short track of approximately 23m in length which provides the route to reach the field and site of the proposal. The building is to be used for storage. The building serves a private use and the applicant anticipates that trips to the building will be approximately two per week either by quad bike or 4x4. Initially the Transport Manager raised concern in relation to the proposal on the basis of the unclear function and use of the building and the frequency of visits to the site. Following the clarification of the nature of the use the Transport Manager withdrew his concerns and raises no objection provided a condition is attached to any approval requiring the access to be a sealed and consolidated surface.

Conclusion

- 6.8 The proposal satisfies Policies SD1 and LD1 of the Herefordshire Core Strategy and policy E2 of the Eardisley Neighbourhood Development Plan. Accordingly, the proposal is recommended for approval with conditions.

RECOMMENDATION

That planning permission be granted subject to the following conditions and any further conditions considered necessary by officers named in the scheme of delegation to officers:

- 1. **A01 Time limit for commencement (full permission)**
- 2. **B02 Development in accordance with approved plans and materials**
- 3. **C07 Dark roof colouring (agricultural buildings)**
- 4. **I20 Scheme of surface water drainage**
- 5. **I33 External lighting**
- 6. **H14 Sealed access**

INFORMATIVES:

- 1. **HN01 Mud on highway**
- 2. **HN16 Sky glow**

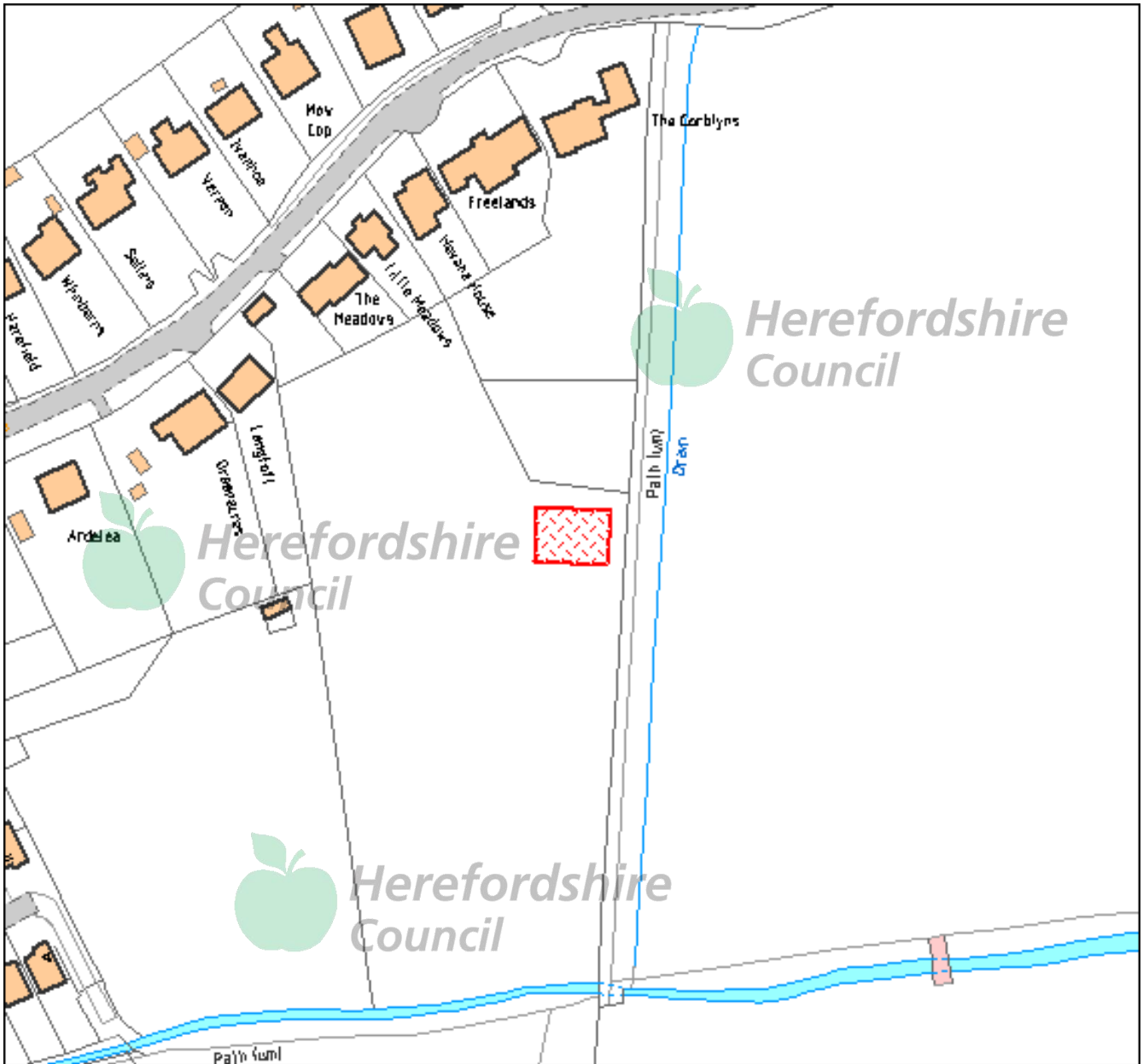
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: 163946

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