

MEETING:	PLANNING AND REGULATORY COMMITTEE
DATE:	27 September 2023
TITLE OF REPORT:	<p>221395 - RESIDENTIAL DEVELOPMENT OF THE SITE AND ASSOCIATED WORKS COMPRISING THE CONVERSION OF TRADITIONAL AGRICULTURAL BUILDING TO FOUR DWELLINGS, AND THE REPLACEMENT OF MODERN AGRICULTURAL BUILDINGS WITH FOUR NEW- BUILD DWELLINGS. AT TREDUCHAN FARM, LLANGROVE, ROSS-ON-WYE, HR9 6EZ</p> <p>For: Mr Biggs per Mr Matt Tompkins, Lane Cottage, Burghill, Hereford, Herefordshire HR4 7RL</p>
WEBSITE LINK:	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=221395&search-term=221395
Reason Application submitted to Committee – Redirection	

Date Received: 28 April 2022

Ward: Llangarron

Grid Ref: 352034,219584

Expiry Date: 23 June 2022

Local Members: Cllr Elissa Swinglehurst

1. Site Description and Proposal

- 1.1 The application site is a clustered farmstead located to the north-west of the village of Llangrove. It comprises a range of traditional and modern farm buildings along with the host dwelling at Treduchan Farm, Llangrove.
- 1.2 The site comprises two parts. The southern part of the site is a range of large modern portal framed agricultural buildings. The northern part of the site comprises the farmhouse, with traditional stone-built barns arranged around a central farmyard. The traditional farmhouse is unaffected by these proposals. The stone courtyard barns are proposed for conversion. The buildings are thought to date from the 18th or early 19th century and are predominately of local rubble stone walling under corrugated asbestos-cement roofing sheets supported on traditionally jointed and pegged timber trussed and purlin roofs.
- 1.3 Agricultural activities were most recently carried out in the modern buildings. The active agricultural use of the traditional buildings have previously ceased owing to their limited eaves heights, small openings, and shallow spans which is uncondusive to modern agricultural practices.
- 1.4 The site's roadside boundary is demarcated by native species hedgerow. The topography of the site rises from north to south. The site is bound by the village road (U71224) to the north-east,

C1248 to the north-west, and fields to the south-west and south-east. The village is c. 150 metres to the south-east of the site.

- 1.5 The site has three accesses to the highway network. The first access is via the U71224 just 10 metres from the junction with the C1248. The second access is via the C1248, 20 metres from the junction with U71224. The third access is also via the C1248, 60 metres from the aforementioned junction.



Site location with the village of Llangrove to the east

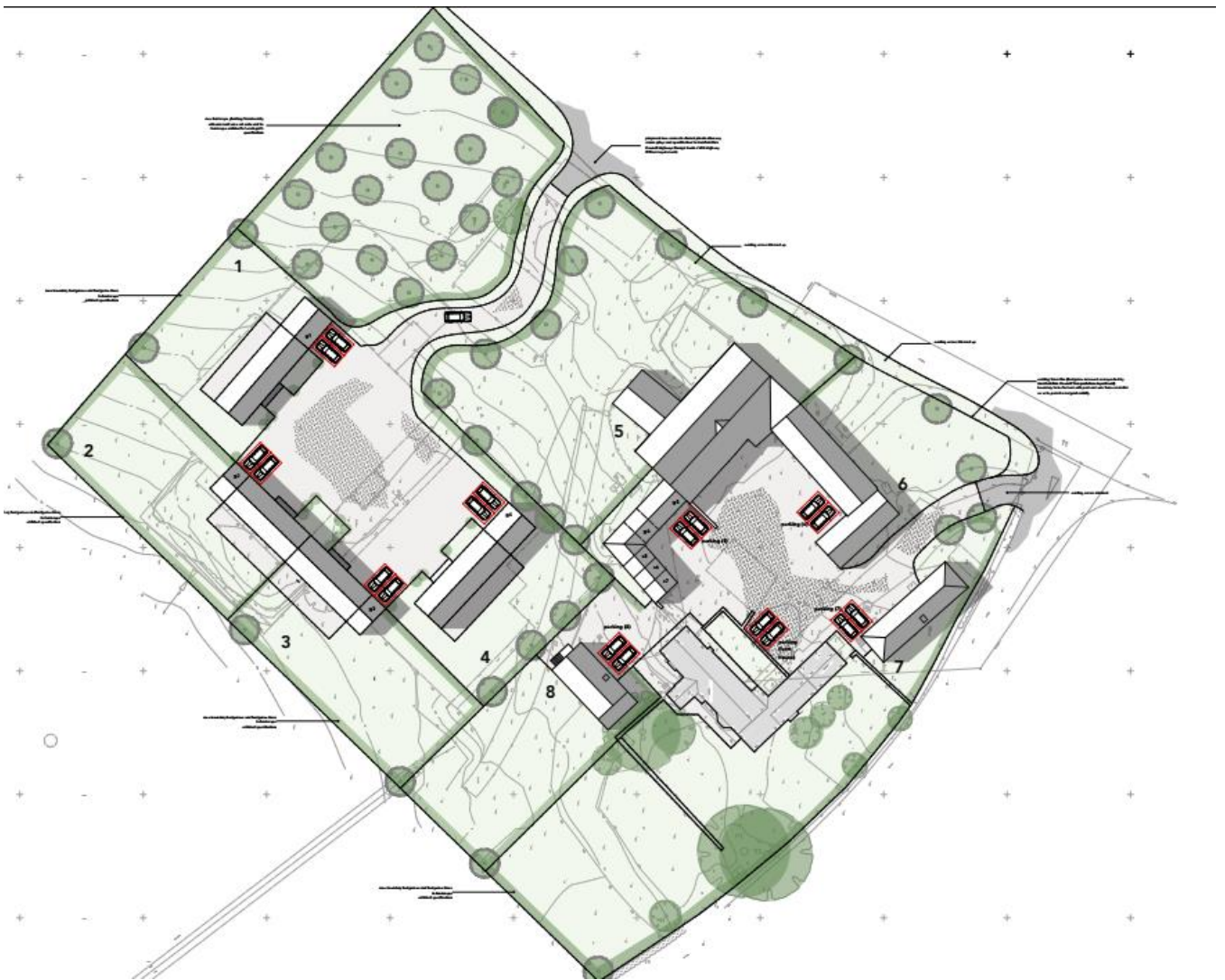
- 1.6 The site is not subject to any landscape designations. There are no listed buildings nearby however, the range of traditional barns and associated farmhouse are considered to be of sufficient historic interest and value to represent non-designated heritage assets.
- 1.7 The proposal is for the creation of eight dwellings in total, comprising two main parts; the conversion of traditional agricultural buildings on the northern part of the site to create four dwellings; and the erection of four new-build dwellings on the southern part of the site in lieu of an extant Class Q permission for the conversion of modern agricultural buildings to four dwellings.
- 1.8 The proposal also includes the demolition of all other modern structures at the site, the rearrangement of site accesses, the creation of an orchard, wider soft and hard landscaping proposals, the installation of soakaways, the creation of a new footpath from the site to the village and the creation of a new field access.
- 1.9 The eight dwellings as proposed offer a mix as follows:
- 1 x 2-bed;
 - 4 x 3-bed; and
 - 3 x 4-bed.
- 1.10 The proposal includes the retention of the access on to the U71224. This would serve the four new dwellings created in the traditional range of buildings as well as the existing farmhouse. The other two accesses would be closed and a new access would be created off the C1248 further south, approximately 90 metres south of the junction. This new access would serve the four new build dwellings.

1.11 Each new-build dwelling will benefit from a garage, whilst the traditional barn conversions benefit from shared garaging in the barn at the east of the courtyard. There are cycle stores proposed in the garages.

1.12 The proposal includes the following energy saving and generating techniques:

- Building orientation is appropriate for passive solar gain;
- The building fabrics will deliver high standards of thermal insulation and thermal mass which will reduce energy consumption and heat loss;
- The new-build dwellings will include air source heat pumps and underfloor heating systems throughout;
- Potable water use per dwelling will be limited to 110 litres per occupant per day as a result of water saving measures to include aerated 'low flow' taps and shower heads;
- Surface water runoff will be sustainably managed through permeable hardstandings, an attenuation tank, and rainwater harvesting.
- Electric vehicle charging points will be provided within each garage.

1.13 The proposed site layout is shown below. The new build dwellings comprise Units 1-4 and the conversions 5-8.



2. Policies

2.1 The Herefordshire Local Plan Core Strategy (CS) policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

- SS1 - Presumption in Favour of Sustainable Development
- SS2 - Delivering New Homes
- SS3 - Releasing Land for Residential Development
- SS4 - Movement and Transportation
- SS6 - Addressing Climate Change
- RA2 - Housing in settlements outside Hereford and the market towns
- RA3 - Herefordshire's Countryside
- RA5 - Re-use of rural buildings
- 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 Llangarron NDP was made 25 March 2022. The following policies are relevant to this application:

- ENV1: Landscape and biodiversity
- ENV2: Protecting historic assets and settlement character
- EMP2: Tourism and rural diversification
- HOU1: New Housing development
- TRA1: Sustainable patterns of movement

2.3 National Planning Policy Framework (NPPF)

The following chapters of the NPPF are considered to be pertinent to this application:

- 1. Introduction
- 2. Achieving sustainable development
- 4. Decision-making
- 5. Delivering a sufficient supply of homes
- 6. Building a strong, competitive economy
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well designed places
- 14. Meeting the challenge of climate change, flooding and coastal change

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

2.5 It is highlighted to Members that the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) (the 2012 Regulations) and paragraph 33 of the National Planning Policy Framework requires a review of local plans be undertaken at least every five years in order to determine whether the plan policies and spatial development strategy are in need of updating, and should then be updated as necessary. The Herefordshire Local Plan Core

Further information on the subject of this report is available from Mrs G Webster on 01432 261803

Strategy was adopted on 15 October 2015 and a review was required to be completed before 15 October 2020. The decision to review the Core Strategy was confirmed on 9th November 2020. The level of consistency of the policies in the local plan with the NPPF will be taken into account by the Council in deciding any application.

3. Planning History

3.1 The following history is relevant to the application site:

P213889/PA4 – Application to determine if prior approval is required for the change of use for the part of two agricultural buildings and their respective curtilages to four dwellinghouses (two larger and two smaller dwellinghouses) – Prior approval given

4. Consultation Summary

Statutory Consultations

4.1 Welsh Water comments

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

We would request that if you are minded to grant Planning Consent for the above development that the Conditions and Advisory Notes provided are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

4.2 Natural England

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites and has no objection.

Internal Council Consultations

4.3 Team Leader Area Engineer comments (received 24 March 2023)

The proposals seek to convert four agricultural buildings into residential dwellings and demolish four agricultural buildings to allow for the construction of a further four dwellings. The proposed site is therefore for the accommodation of 8 new dwellings on site.

Previous highways comments have stated that further information is needed with regard to the following:

- The submitted plan looks like the wall and the hedgerow are to be removed, please can this be confirmed.
- The hedgerow around plot 6 needs to be removed and the open boarded fence needs to remain.
- Visibility splays need to be provided on both accesses.
- Where are vehicles without garages going to park.

Visibility splays from the proposed access arrangements have been provided as part of the site plan. However it is noted that the visibility splays to the south of the southern access and to the east of the northern access are poor with the potential for these to be extended subject to accommodation of these visibility splays as part of the site layout. It is noted that the block plan states that visibility splays are in accordance with Herefordshire highways design guide requirements however no details as to existing vehicular speeds have been provided to justify this statement.

It is also noted that the northern access is existing. However, the proposed development would see an intensification of use and therefore additional visibility at the access should be provided wherever feasible.

It is also noted that the parish council have objected to the site with one of the reasons given for the objection being the sustainable accessibility of the site with no footway provision linking the proposed development with the neighbouring village of Llangrove. It is however noted that there is limited propensity for these improvements within the rural setting in which the site is located.

The local highway authority therefore requires additional information with regard to the potential for the extension of visibility splays onto the surrounding local highway network in accordance with observed vehicular speeds.

Further comments received 22 August 2023

Plans demonstrating the achievable visibility splays have been demonstrated on drawing P002 rev C. Whilst the splays are not taken to the carriageway edge on the same side as the access as usually required, given the nature of the country lane they are considered to be acceptable in this instance.

The local highway authority therefore have no objections to the development proposals subject to conditions.

4.4 Principal Natural Environment Officer (Ecology) comments

The development is located within the hydrological catchment of the River Wye SAC and the assessment trigger area for the Wye Valley Woodlands SAC (Upper Wye Gorge SSSI - 2km buffer).

The LPA must complete a relevant Habitat Regulations Assessment process and have legal and scientific certainty that there are no adverse effects on the integrity of the designated site PRIOR to any grant of a planning consent. The LPA must as required submit any HRA appropriate assessment for formal consultation and approval by Natural England prior to any planning permission being granted – the HRA consultation process will also ensure the required consultation with Natural England over effects on SSSI sites can be completed.

Notes in respect of HRA

River Wye SAC

The drainage report by H+H Drainage dated 7th October 2021 refers

- There is a mains sewer connection possible at this location and is proposed to be utilised to manage all foul water flows created by the proposed development.
- At this location the mains sewer system is managed by Welsh Water (DCWW) through their Goodrich Wastewater Treatment Works (WwTW).
- Welsh Water have confirmed that a connection to their main sewer network is achievable and that the Goodrich WwTW has sufficient capacity to manage the additional foul water flows created by the proposed development.
- The Goodrich WwTW discharges in to the English Lower Wye area of the River Wye SAC
- Natural England have not currently advised the LPA that this section of the River Wye SAC is failing its conservation status.
- The minimal additional nutrient/phosphate loading created by this development can be accommodated within the phosphate headroom currently secured by the Core Strategy.
- The foul water management scheme can be secured by condition on any planning permission granted.
- With poor local infiltration all surface water will be managed through a Sustainable Drainage System with a final managed flow outfall to local watercourse.
- Surface water managed by SuDS is relevant to manage any potential misconnection of white goods or other pollutants/contaminants that may arise from residential occupation of the development.

- From available information the LPA has no reason to consider for HRA purposes that a suitable SuDS cannot be achieved at this location.
- The use of a SuDS system to manage surface water flows can be secured by a condition on any planning permission granted.

Wye Valley Woodlands SAC (Horseshoe Bat species)

- The ecology reports and optimal period bat surveys by Naturally Wild dated July 2021 and April 2022 are noted and refer.
- It is noted that the three optimal bat surveys completed are, based on BCT survey guidelines, actually only considered as two surveys - as the dusk/dawn undertaken back to back is only considered as one single survey, not two under the guidelines. Given the nature of the site, location and wider information in the reports and available to the LPA this is not considered a significant constraint to the LPA making an informed decision.
- No Horseshoe bats were recorded roosting, foraging or commuting at this location.
- Subject to relevant controls on external lighting no effects on Horseshoe bat populations in respect of the immediate locality of wider in respect of the WvW SAC are identified as a result of this development.
- A relevant control of type and use of external lighting associated with the development can be secured by a condition on any planning permission granted.

The HRA appropriate assessment completed by the LPA should be subject to a formal 'no objection' response from Natural England PRIOR to any grant of planning permission.

Other general ecology comments

The supplied ecology reports have identified that the development will impact Bat Roosting a suitable licence will be required from Natural England PRIOR to any works commencing. This licence can only be obtained once planning permission has been granted. Natural England are responsible for all implementation, monitoring and enforcement in respect of Bats and the mitigation licence requirements.

In addition to any required bat mitigation and compensation secured through a relevant NE licence all developments should demonstrate how they will deliver a wider Biodiversity Net Gain. A condition to require a comprehensive Biodiversity Net Gain enhancement plan to be approved prior to any new construction beginning that is based on final plans and designs supplied and is requested.

4.5 Principal Historic Buildings Officer Comments (received 13 December 2022)

The application is in respect of residential development of the site and associated works comprising the conversion of traditional agricultural building to four dwellings, and the replacement of modern agricultural buildings with four new-build dwellings. I note that there have been Built Heritage Comments previously provided, however noting the subsequent response from the agent I have been requested to provide further comments.

Policy and Documents

The Planning (Listed Buildings and Conservation Areas) Act 1990 Historic England – Historic Environment Good Practise Advice in Planning – Note 3 The setting of Heritage Assets.

Historic England – Historic Environment Good Practise Advice in Planning – Note 2 Managing Significance in Decision-Taking in the Historic Environment. National Planning Policy Framework Herefordshire Local Plan Core Strategy 2011 – 2031 – Policies LD1, LD4, RA5 Llangarron Parish neighbourhood Development Plan.

The site is a traditional farmstead of house and barns not listed or within a conservation area. The proposal is for the conversion of the traditional farm buildings and in place of the more modern farm buildings 4 dwellings to be erected. It is noted that the modern buildings have the benefit of conversion under class Q development. The current proposal would be a substitution of that consent.

Site Layout.

The farmhouse and traditional barns are arranged in a courtyard with all barns facing into the farmyard. The modern farm buildings are to the South and South West of this grouping. The proposed layout would be for 4 detached properties loosely arranged in a C shape with detached garaging.

Conversion of traditional Buildings to form 4 dwellings

Policy RA5 of the Herefordshire Core Strategy permits the sustainable reuse of redundant buildings in rural areas subject to conditions.

The existing openings of the barns have been utilised for fenestration, and the scheme appears to comply with RA5. I note that the garaging for units 5 and 6 are within part of the barn complex and some external storage within the single storey range. This approach is welcomed as a well designed scheme can be severely compromised by garaging and garden stores. Nonetheless, noting the attractive grouping of the traditional farm buildings around the farmhouse,

I would suggest the following amendments be considered.

- The glazing to the large openings to all units is noted and whilst no objections raised, it would be desirable for the glazing to be set back to the inside wall to create a shadow line which would aid in the conversion scheme. Ideally the smaller openings will also have a shadow line. Ideally the barn doors should be retained/reinstated on the exterior, which would enable the legibility of the building, reinforce its character and if working doors would act as external shutters if needed.
- The openings within a barn reflect its use or former use, which is why the openings should be respected. I note the ventilation slits and opening door on the gable of building 5 facing the road. The proposal seeks to introduce another openings on the ground floor. I would request that this window be omitted to retain the character of the building particularly on the roadside elevation.
- I would request that the new window on the south east elevation of barn 6 be amended to be portrait in orientation and not landscape to mirror the existing and retained fenestration on that elevation
- The single storey cart shed to the rear of unit 5 is to have a pair of three (6) bifold doors. As this appears to be an open shed that is being glazed, it would be preferable for the glazing to be set back within the building by approximately 1m to create a shadow line and to limit the visibility of the bi-fold doors and to ensure that when the doors are open they are contained within the building.
- Care would need to be taken to the boundary treatment, especially adjacent to the roads. A traditional hedge is encouraged as per the proposed layout. The introduction of fencing would not be supported. It is requested that a condition be attached removing permitted development rights for the properties to ensure that the development retains its character.

New Build Elements

The loss of the modern farm buildings and their replacement with 4 houses is noted. However whilst appreciating that the layout replicates a courtyard, the layout as proposed is for 4 detached properties, 2 detached garages and a pair of semi-detached garages. That is 7 individual buildings. It would be significantly preferable for the layout to replicate a barn range, with at least

the garages to plots 7 and 4 being attached to the respective house and plots 2 and 3 to run as a single length with attached garaging, ideally with a continuous ridge line. The garaging at the centre of the design of plots 2 and 3 is particularly suburban in its design with a house and garage adjacent and should be avoided, unless the garaging is an integral part of the design.

This would produce 3 buildings in an U shape which would replicate a barn arrangement. Whilst noting the agricultural character of the design, the layout does not reflect the design inspiration and should be amended accordingly.

Another option would be to have a row of garages in one single storey building, serving several properties. Barns by their very nature have openings that reflect their use, and as such the design of a range of barns often varies in design dependant on the function. The design as proposed offers little variation in design, and that with the detached garages presents a more suburban character than the agricultural design that would be appropriate. I would therefore request that consideration be given to amending the layout and introducing some variation in the design.

Appraisal

The principle of the conversion of the traditional buildings is not opposed, and the scheme is predominantly sympathetic in the conversion. Nonetheless, a few minor amendments are requested to the fenestration which would assist in the preservation of the character of the buildings being retained post conversion.

In respect of the new build, the comments raised by the agent are duly noted. It is acknowledged that the traditional farm buildings are a good quality and reflective of the agricultural practises at the time of construction and their retention via a conversion scheme is supported. It is also acknowledged that the more modern farm buildings on the site are also reflective of the agricultural practises at the time, however could be considered as being of a lesser architectural quality than the traditional buildings.

It is considered that the demolition of the modern farm buildings would enhance the setting of this traditional group of farm buildings. However, consent has been issued for the conversion of the modern farm buildings under class Q. As such the character of the buildings will inevitably change as a result of that conversion.

The proposal seeks to remove the modern farm buildings and in their place erect 4 dwellings replicating agricultural buildings, but not a slavish copy of the original buildings in the design and materials. This approach is welcomed as an exact copy would not be appropriate as the legibility of the historic farmstead would be compromised, whereas an "extension" of the farm buildings by modern farm buildings would reflect how the farming practises evolved at this farmstead and many others.

As such there is no objection to the principle of the replacement of the modern farm buildings by replacement dwellings with the appearance of agricultural buildings in built heritage terms.

However, whereas the existing barns are set in a courtyard and larger structures, they present a unified barn complex which is to be converted, however the new development is for 7 individual buildings loosely arranged in a courtyard however with garages set back from the front elevation and detached, It is not considered that the arrangement of the buildings is reflective of a range of agricultural buildings, and has a more suburban character in its layout.

Policy ENV2 of the Llangarron Parish Neighbourhood Plan requires development proposals to respect local character, and to take opportunities to use designs which reflect local building tradition, features and distinctiveness. It is considered that the replacement of modern farm buildings with a development of a similar character as agricultural buildings would comply with this policy. However, it is not considered that the layout as proposed would have the same character as agricultural buildings and as such concern is raised with the proposed layout only. I note the comments made by the agent in respect of the scale of the modern buildings and

Further information on the subject of this report is available from Mrs G Webster on 01432 261803

would concur, as it could be argued that when the size of the traditional barns are compared to the modern agricultural buildings then the traditional farm buildings are the smaller grouping, which lends the modern buildings more dominance. However the proposal would remove the modern buildings and present a smaller more traditional scale of building, sited away from the road which would grant the traditional buildings more prominence and enhance the setting of the traditional farm buildings which are a characteristic feature in the landscape.

I would therefore consider that amended layout of the new development should be submitted whereas the number of individual buildings is substantially reduced, ideally three buildings in a C shaped courtyard, which would reflect an agricultural range.

With the above requested minor amendments to the traditional barns to be converted I would raise no objection to the conversion and would consider that an amended scheme would satisfy Core Strategy Policy RA5.

The principle of the new build is not opposed and has the potential to enhance the grouping of the traditional farmstead. However the layout of 7 individual buildings is not supported and a more traditional layout of fewer buildings would be encouraged.

I would welcome amended plans to be received taking the above comments into consideration.

Further comments received 2 May 2023

Thank you for consulting me on the amended plans.

I note the amended plans have sought to address my previous concerns and suggestions which is welcomed with the exception of the ground floor window to the gable of unit 5 which is required as an escape window. The insertion of windows in gables is rarely acceptable as traditionally inappropriate and leads to a visually weak structure. However I note the existing opening in place on the gable, and considering all relevant matters, I note with thanks it has been considered but agree that the subdivision internally would be equally undesirable to the buildings legibility and as such would not raise an objection to it remaining on the plans.

I note with thanks the changes to the fenestration and elevational treatment on the traditional buildings and would raise no objection to the proposed conversion scheme.

In respect of the new build element, I note the revised layout with thanks and would consider that the new layout is much more traditional in its approach and as such would raise no objections.

Policy RA5 of the Herefordshire Core Strategy permits the sustainable reuse of redundant buildings in rural areas subject to conditions and I would consider that the amended proposals would satisfy that policy.

I would consider that the revised layout of the new build would satisfy Policy ENV2 of the Llangarron Parish Neighbourhood Plan which requires development proposals to respect local character, and to take opportunities to use designs which reflect local building tradition, features and distinctiveness.

I can confirm that I would have no objections to the amended layout and plans, however the quality of the scheme would depend on the quality of the execution and as such I would suggest that suitable conditions in terms of materials fenestration details, hard and soft landscaping be considered.

4.6 Principal Natural Environment Officer (Landscape) comments

In terms of landscape visual impact and appearance, the cumulative effect that the new buildings has on the mass of built form in the landscape impacts the landscape character. There is some degree of offsetting with the removal of some agricultural buildings, however it is the change from agricultural use to residential use that influences the appearance. The existing buildings, and

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therefore the new development overall is visible from public view (i.e. lanes and public right of ways).

There are no national landscape designations associated immediately with the site, however there is a locally designated traditional orchard site, within close proximity east of the site.

In terms of benefits, the development does restore, and renovate old buildings, ensuring their sustainable use, and longevity. The 'upgrade' of materials assists (i.e. roof) in connecting visually with the new parts of the development. The new buildings proposes timber, stone, and corrugated roofing that reflects to some degree the old buildings. If the stone can match the old buildings in colour and design, then this will assist in the integration process. It is unclear what the roof colour is, so this would need clarification to reduce the potential for visual contrast (possible reflectivity).

The new development 'closes' two access points along C1248 and provides one new access. The redundant access points are returned to landscape, and lined with a hedgerow.

The site plan proposal, P003, February 2022, indicates conceptually hedgerows, hedgerow trees, trees and orchard, enhancing the landscape, green infrastructure and biodiversity in accordance with Local Plan SS6, LD1, LD2, and LD3. This appears to reflect the mitigation suggestions outlined in the Landscape Statement, June 2021.

However, there does not appear to be a corresponding detailed soft and (hard) landscape layout to confirm existing trees/hedgerows; proposed landscape, species etc. and hard landscape.

Overall, I am satisfied that the design of the development will complement the existing buildings; and that the development will make enhancements to the old buildings. The proposed landscape consolidates gaps in the existing conditions, and makes enhancements, consolidating the overall settlement. However more detail is required to fully ascertain the landscape intent, and this can be provided as conditions.

It is noted, that the roof colour and finish should be provided. The provision of materials, finishes and colours can be submitted as a condition.

4.7 **Public Rights of Way Officer comments**

No objection

4.8 **Land Drainage comments (received 17 May 2023)**

The Applicant proposes the conversion of traditional agricultural building to four dwellings, and the replacement of modern agricultural buildings with four new- build dwellings. The site covers an area of approx. 1.35ha and is currently used for agricultural works and storage. An ordinary watercourse flows approx. 120m to the southwest of the site. The topography of the site slopes down from approx. 145m in the southeast to approx. 137m in the northwest.

Flood Risk

Fluvial Flood Risk

Review of the Environment Agency's Flood Map for Planning indicates that the site is located within the low risk Flood Zone 1 however the site area is over 1ha.

In accordance with Environment Agency standing advice, the planning application has been supported by a Flood Risk Assessment (FRA) undertaken in accordance with National Planning Policy Framework (NPPF) and its supporting Planning Practice Guidance.

This guidance is in accordance with requirements of the NPPF and Policy SD3 of the Core Strategy.

Guidance on the required scope of the FRA is available on the GOV-UK website at <https://www.gov.uk/planning-applications-assessing-flood-risk>.

Surface Water Flood Risk

Review of the EA's Risk of Flooding from Surface Water map indicates that the majority of the site is not at risk of surface water flooding, however there is a small area of low-risk surface water ponding likely to be associated with hardstanding in a lower site area. The submitted FRA concludes that there are no known surface water issues in the areas of the site proposed for development. We note proposals for the removal of the existing concrete hardstanding in the area of low-risk surface water ponding.

Other Considerations and Sources of Flood Risk

Local residents may have identified other local sources of flood risk within the vicinity of the site, commonly associated with culvert blockages, sewer blockages or unmapped drainage ditches. Review of the EA's Groundwater map indicates that the site is not located within a designated Source Protection Zone or Principal Aquifer.

Surface Water Drainage

Infiltration testing has been undertaken at the site whereby one infiltration hole was excavated to 1.5mBGL. There is shallow rock around the development which may affect the construction of soakaways. Some infiltration was observed; however, a rate was not calculated due to insufficient permeability.

A groundwater level assessment has been conducted to 2.2mBGL and no groundwater was encountered. As a discharge to ground cannot be achieved, the associated discharge rates have been estimated. The combined roof area of the existing farm buildings is 2114m² meaning the estimated discharge rate is 29.6l/s. The proposed roof area of the development is stated to be 2257m² with an estimated discharge rate of 31.6l/s. Therefore, the proposed discharge rate of the development is 2l/s higher than the existing.

It is stated that the current roof runoff is discharged onto the impermeable hardstanding which runs onto the Public Highway and then to the local watercourse. The proposed surface water drainage arrangements for the new development comprise an attenuation tank to serve an impermeable area of 2257m², which includes all dwellings. The required storage volume for the tank is 108m³. A flow control chamber is proposed to limit the discharge to a watercourse, to no more than 3.04l/s, as this is the greenfield runoff rate for the site. The pipework for the system will be configured from 160mm and 225mm pipework. The proposed outfall location is unclear as a Drainage Layout drawing has not been provided.

We note that rainwater harvesting units will be installed for each dwelling for non-potable uses. As infiltration was observed to depths of approximately 500mmBGL, the additional hardstanding will be permeable.

A drainage layout drawing should be provided to clarify the location of the attenuation tank (which should be located on communal land) and the outfall to the watercourse. The proposed outfall location must be within the land ownership boundary, otherwise, permission from the landowner for an easement will be required. We also request that the Applicant provides details on the future management and maintenance of the shared surface water drainage network for the site. It may be appropriate to consider an attenuation basin rather than a crate system.

Foul Water Drainage

Although percolation testing has been undertaken at the site, a connection to the public foul sewer can be sought as there is a sewer within 240m of the proposed site (8 houses x 30m = 240m). In order to accommodate this connection, we understand that a new shared foul pumped system will be required. It is proposed that the pumping station and rising main will be put forward for adoption by Welsh Water and will, therefore, be constructed to adoptable standards. The pumping system will include at least 24 hours of additional effluent storage.

We await to see evidence from Welsh Water that this new connection can be facilitated and all foul water drainage assets within the site can be adopted.

Overall Comment

We recommend that the following information is provided prior to the Council granting planning permission:

- Submission of a detailed drainage layout drawing to clarify the location of the proposed surface water and foul water drainage infrastructure, including the proposed surface water outfall location to the watercourse.
- Evidence that the Applicant has sought and agreed permissions and an allowable discharge rate to discharge foul water to the public foul sewer from Welsh Water.

Further comments received 4/9/23

Our knowledge of the development proposals has been obtained from the additional sources, following our initial consultation response in May 2022:

- Surface Water Drainage System Maintenance Programme;
- Surface Water Attenuation Layout (June 2022);
- Welsh Water consultation response (31/05/2022);
- Email correspondence between Agent and Welsh Water.

Surface Water Drainage

Infiltration testing has been undertaken at the site whereby one infiltration hole was excavated to 1.5mBGL. There is shallow rock around the development which may affect the construction of soakaways. Some infiltration was observed; however, a rate was not calculated due to insufficient permeability.

A groundwater level assessment has been conducted to 2.2mBGL and no groundwater was encountered.

As a discharge to ground cannot be achieved, the associated discharge rates have been estimated.

The combined roof area of the existing farm buildings is 2114m² meaning the estimated discharge rate is 29.6l/s. The proposed roof area of the development is stated to be 2257m² with an estimated discharge rate of 31.6l/s. Therefore, the proposed discharge rate of the development is 2l/s higher than the existing.

It is stated that the current roof runoff is discharged onto the impermeable hardstanding which runs onto the Public Highway and then to the local watercourse. The proposed surface water drainage arrangements for the new development comprise an attenuation tank to serve an impermeable area of 2257m², which includes all dwellings. The required storage volume for the tank is 108m³ and will be located outside of the redline boundary, to the south of the site, but within the blue line land ownership boundary, in an area of shared, open space. A flow control chamber is proposed to limit the discharge to a watercourse, to no more than 3.04l/s, as this is the greenfield runoff rate for the site. The pipework for the system will be configured from 160mm and 225mm pipework.

We note that rainwater harvesting units will be installed for each dwelling for non-potable uses. As infiltration was observed to depths of approximately 500mmBGL, the additional hardstanding will be permeable.

For this site, and the space available for the SuDS infrastructure, outside of the redline boundary, we would encourage the Applicant to consider the construction of green SuDS in the form of an attenuation basin, rather than a crate system.

Foul Water Drainage

Although percolation testing has been undertaken at the site, a connection to the public foul sewer can be sought as there is a sewer within 240m of the proposed site (8 houses x 30m = 240m). In order to accommodate this connection, we understand that a new shared foul pumped system will be required. It is proposed that the pumping station and rising main will be put forward for adoption by Welsh Water and will, therefore, be constructed to adoptable standards. The pumping system will include at least 24 hours of additional effluent storage. Welsh Water have confirmed that this new connection can be facilitated and all foul water drainage assets within the site can be adopted.

Overall Comment

Based on the reviewed documents stated above, provided there are no changes made to the proposed surface water and foul water drainage arrangements, at any other planning stages and will be constructed in line with the design and plans under this application, in principle, we hold no objections to the proposed development.

Should the Council be minded to grant planning permission, the following information should be provided within suitably worded planning conditions:

- Submission of a detailed surface water and foul water drainage layout/construction drawing

5. Representations

5.1 Llangarron Parish Council

Llangarron Parish Council objects to the proposals set out in Planning Consultation 221395 and wish to make the following comments.

Councillors acknowledged that the application includes two key proposals. The first is the planned conversion of the old barns to dwellings. The second proposes the removal of the later agricultural buildings and replacing them, outside of the existing footprint, with four new dwellings.

Councillors commented that the conversion of the old barns would be an attractive and positive development provided there is no future application to replace them but raised the following issues.

- The site is outside the settlement boundary of the village of Llangrove.
- There is no suitable access from the site to the village for pedestrians on a narrow and busy road which is a grave Health & Safety concern. Councillors suggested that the inclusion of a footpath to facilitate a safe pedestrian route would be a necessity and encourage less use of the car.
- Llangrove has already been subject to significant development and there is concern over the potential for a further eight dwellings in the village and the consequent increase in traffic
- Llangarron Parish has significantly over exceeded their 2031 housing target.
- It is noted that it is intended to join the houses to the Welsh Water sewage system. Councillors would now wish to see a full capacity report from Welsh Water as to the capacity of the system as well as a detailed plan of the work necessary to connect a further 9 properties with the potential disruption to the road network this may cause.
- Councillors were concerned over the potential use of the newly created orchard as a site further development in the future and we would strenuously object to future applications to increase the footprints of any of the buildings.
- We are very disappointed with applicant's decision against the use of local building materials in the construction of the proposed dwellings which is contrary to the aspirations set out in the NDP.
- The potential impact on the River Wye SAC and SSSI with the increased levels of pollution that will flow from the development. The proposed holding tank will be insufficient in the event of the extreme rainfall events which the parish has experienced in recent winters. We would wish to see a hydrological plan for such events.

- The Class Q approval for the later agricultural buildings is now assumed to be no longer applicable as the footprint is not being followed. Therefore this new application to build on open countryside we expect to be subject to a new full application.

Further comments received 14 April 2023

This is a full planning application for an open countryside site whereby the conversion will take place of the original smaller old stone agricultural barns and the demolition of two modern large general purpose agricultural barns to be replaced with four houses of mixed sizes within the curtilage of the two barns. Altogether the proposed development will be comprised of one 2-bedroom dwelling, four 3 bedroom, and three 4 bedroom dwellings. Two other general purpose agricultural barns would be demolished creating space for gardens and a resident's orchard.

There is an extant Class Q consent under P213889/PA4 which is considered a 'fall-back position' by the applicant. The Parish Council is unable to change the Class Q which is a permitted development for agricultural buildings to convert to a use falling within Class C3 (dwellinghouses) under the Town and Country Planning (General Permitted Development) Order (2015).

The Parish Council has no objection to the conversion of the old stone barns and consider this important in retaining the character of the farm. The barns will have natural slate roofs, rubble stone walls and some purpose made hardwood windows and doors, all enhancing the character of the old agricultural stone barns in accordance with HOU1 of the Llangarron NDP.

The proposed replacement of the newer barns to provide houses that have a smaller footprint and height than the existing modern general purpose barns is not a proposal that the Parish Council is prepared to support, even though the area would also be landscaped with private gardens hedged with native hedging plants and a communal orchard. Currently, there is a lack of habitats for wildlife but with the proposed planting regime and communal orchard, the site would be enhanced; there would be provision for bat and bird boxes with low level lighting to protect habitats and dark skies.

The new-builds would be of a high specification of insulation for heating and water consumption. The proposal is for the new dwellings to be of vertical timber cladding with grey stain finish and corrugated metal roofs to maintain the impression of agricultural buildings. Doors and windows will be aluminium framed with a powder coat finish. Unfortunately these are not local materials as specified in the NDP (HOU1), but the rationale behind this is that they would fit in with the sense and environment of a farm outside the village.

The site lies outside the Llangarron Parish NDP settlement boundary around the village of Llangrove which has already been subject to significant development. There is concern over the potential for a further eight new dwellings in the village, four of which would be new-builds, and thus producing an increase in traffic. Already Llangarron Parish has significantly exceeded their 2031 housing target. Within the applicant's Planning Statement concerning the erection of the four new-build dwellings, the following passage of Section 5 states:

“The erection of four new-build dwellings

5.1 Compliance with the development plan

5.1.1 The NDP defines settlement boundaries for four villages within the neighbourhood area. The site is not within the settlement boundaries, the nearest of which is Llangrove, 160 metres to the east of the site. Accordingly, the site has an open countryside location, and the Core Strategy Policy RA3 is most relevant. Unlike the part of the scheme which relies on conversion, the new build element does not fulfil any of the seven circumstances set out under Policy RA3 whereby we accept that this part of the scheme is contrary to the Core Strategy and the Development Plan in the round.”

This explicitly states by the applicant that they admit that the four new-builds do not adhere to either Core Strategy Policy RA3 (Herefordshire's countryside) or the NDP Llangrove Settlement Boundary.

Observations:

1. The site is outside the NDP Settlement Boundary of the village of Llangrove, contrary to Core Strategy Policy RA3 and Llangarron NDP.
2. Llangarron Parish has significantly exceeded its 2031 housing target.
3. Councillors acknowledge that the application includes two key proposals. The first is the planned conversion of the old barns to four dwellings. Councillors commented that the conversion of the old barns would be an attractive and positive development provided there is no future application to replace them. The second proposes the removal of the later agricultural barns and replacing them with four new-build dwellings. The applicant still has the 'fall-back' position of changing the existing later barns into houses, under Class Q, which is permitted development.
4. Llangrove has already been subject to significant development and there is concern over the proposal for a further eight dwellings in the village and the consequent increase in traffic.
5. Councillors suggested that the inclusion of a footpath, up the field side of the hedge to the gateway onto the road, to facilitate a safe pedestrian route to Llangrove school, pub and village hall would be a necessity, encourage walking and less use of the car. This would avoid isolation or offer an alternative to walking on an unlit, very busy, single track road with blind bends, for several hundred metres which is a serious Health and Safety concern (Core Strategy Policy MT1 and Herefordshire Core Strategy 3.19: Reducing the need to travel by car). There is a provision in the planning application for the applicant to state if they propose to create any new rights of way. The answer was 'No'.
6. There was universal disappointment with applicant's decision against the use of local building materials in the construction of the proposed new-build dwellings which is contrary to the aspirations set out in the NDP housing policy (HOU1).
7. It is noted that it is intended to join the houses to the Welsh Water sewage system 240 metres away incorporating a pumping system. Councillors would now wish to see a full capacity report from Dwr Cymru Welsh Water (DCWW) as to the capacity of the system as well as a detailed plan of the work necessary to connect a further nine properties with the potential disruption to the road network this may cause. (NDP ENV4 and Core Strategy Policy SD4).
The Foul Drainage Strategy (compiled by H&H Drainage) states that DCWW is likely to adopt the new foul raw sewage pumping station which must be designed to include at least 24 hours of effluent capacity in addition to the normal working capacity. Can assurances be made that DCWW is likely to adopt the system?
DCWW and Herefordshire Council will need to approve the sewage connection and the surface water controlled with the use of permeable surfaces and water harvesting.
8. There are concerns over potential impact on the River Wye SAC and SSSI with the increased levels of pollution that will flow from the development (Core Strategy Policy SD4). The proposed holding tank will be insufficient in the event of the extreme rainfall events which the parish has experienced in recent winters. The Parish Council would wish to see a hydrological plan for such events.
9. Councillors were concerned over the potential use of the site for further development in the future and would strongly object to any future alterations in size and/or use of the original old stone buildings.

Conclusion

Further information on the subject of this report is available from Mrs G Webster on 01432 261803

In conclusion and for the reasons outlined above Llangarron Parish Council continues to object to the proposals set out in Planning Consultation 221395

5.2 In response to the public consultation a total of 20 objections have been received throughout the process. The objections detailed the following points:

- Protecting the historic barns is supported, it is the new builds that will be encroaching into the countryside
- Concerns for people walking to the village along the narrow lane
- Already fulfilled quota of housing
- Concern over increase in traffic on the road from Llangrove to Whitchurch
- Roads needs repairing due to potholes, only going to get worse with additional cars
- Larger houses often beyond the budget of young, local residents
- Could set precedent for more houses to infill back to the village
- Wildlife at the barns and nearby pond
- Extra pressure of services
- New development outside of settlement boundary
- Overdevelopment in the countryside
- Isolated from villages
- Will the new builds be in keeping with the existing stone farm buildings
- Class Q fallback should not give licence for new builds
- Ecological impact
- Surface water drainage concerns
- New development does not enhance the look of the site nor sympathetic to farm house
- Light pollution

5.3 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=221395&search-term=221395

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

Policy context and Principle of Development

- 6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states as follows:
"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."
- 6.2 In this instance the adopted development plan is the Herefordshire Local Plan – Core Strategy (CS) and the made Llangarron Neighbourhood Development Plan. The National Planning Policy Framework (NPPF) is also a significant material consideration.
- 6.3 Following this year's survey work, the Housing Land Supply for 2023 is 5.84 years. Effectively this means that the housing policies in the adopted Core Strategy can be considered to be up-to-date and given full weight in decision making. Para 11d of the National Planning Policy Framework (NPPF) is not engaged, as the development plan policies are not deemed 'out of date'. As a result para 14 of the NPPF is not engaged.
- 6.4 This application is two-fold in that it seeks to convert exiting farm buildings into 4 units of residential accommodation and associated parking. The second element is that of the demolition

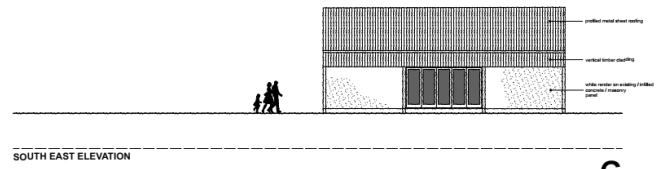
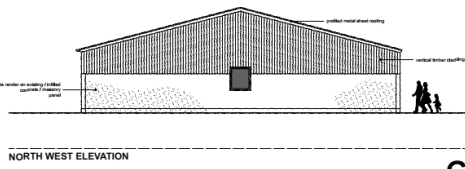
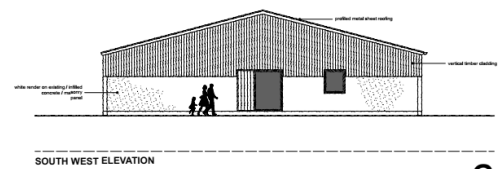
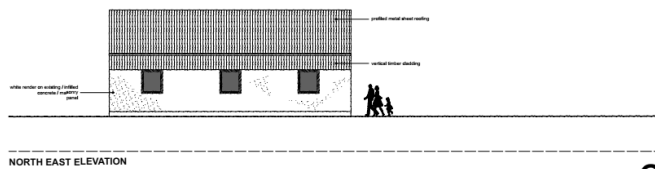
of the modern agricultural buildings and replacing with the 4 units of new housing. The principle of each element will be dealt with in turn below.

Re-use of rural buildings

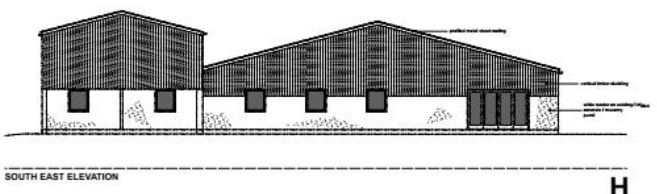
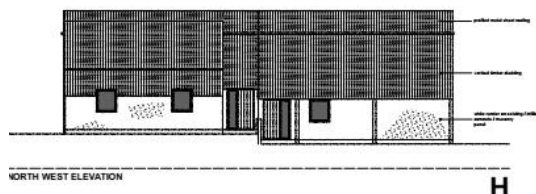
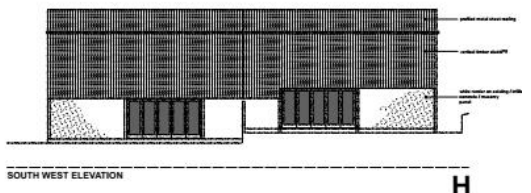
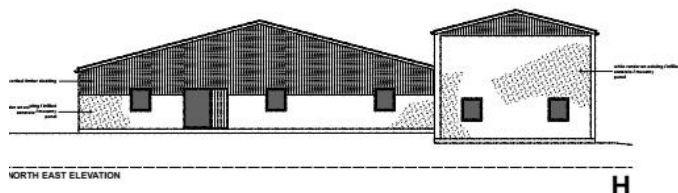
- 6.5 CS policy RA5 states that the sustainable re-use of individual or disused buildings, which contributes to residential development will be permitted where:
1. Design proposals respect the character and significance of any redundant or disused building and demonstrate that it represents the most viable option for the long term conservation and enhancement of any heritage asset affected, together with its setting;
 2. Design proposals make adequate provision for protected and priority species and associated habitats;
 3. The proposal is compatible with neighbouring uses, including any continued agricultural operations and does not cause undue environmental impacts and;
 4. The buildings are of permanent and substantial construction capable of conversion without major or complete reconstruction; and
 5. The building is capable of accommodating the proposed new use without the need for substantial alteration or extension, ancillary buildings, areas of hard standing or development which individually or taken together would adversely affect the character or appearance of the building or have a detrimental impact on its surroundings and landscape setting.
- 6.6 NDP policy EMP2 states that proposals for rural diversification could include the creation of new accommodation through the sensitive conversion of existing buildings.
- 6.7 The proposal would provide a new use for a stone barn, which is currently disused, and in turn should secure its retention and provide four new dwellings to contribute to housing supply.
- 6.8 The existing stone barns are considered to be of permanent and substantial construction, there will be no alterations nor extensions to the existing buildings, the adjacent agricultural use is that of arable land, with the activities on site adjacent in the modern farm buildings ceasing, with Class Q approval for residential use and also to be considered as part of this application. Therefore, it is considered that the proposed use for residential is not in conflict with adjacent uses.
- 6.9 The design of the conversions respect the original character and ensure retention and future maintenance and viable use of the non-designated heritage assets.
- 6.10 Overall, the alterations to the existing stone barns are considered acceptable and they are considered suitable for conversion in accordance with CS Policy RA5 and the NDP policies EMP2 and ENV2.

Removal of modern buildings and development of 4 new builds

- 6.11 The site is located approximately 160m from the edge of the defined settlement boundary of Llangrove and is therefore considered to be open countryside and falls to be assessed against CS policy RA3 and NDP policy HOU1. New housing development would not be accepted within the open countryside unless meeting one of the exception criteria detailed within Policy RA3.
- 6.12 It is acknowledged that, this proposal does not meet any of the exception criteria of Policy RA3, however there is a genuine fall-back position for 4 dwellings on the site through the extant Class Q prior approval. There is no demonstrated reason why the four dwellings as approved would not be developed and as such it is considered that this is a genuine fall-back which should be afforded significant weight in the decision making process. The elevations below illustrate the approved plans for the Class Q development.



Approved Class Q unit G (2 dwellings)



Approved Class Q unit H (2 dwellings)ffoota

6.13 Officers consider that the currently proposed site layout is a much improved one when compared to the Class Q layout. It reflects a traditional courtyard appearance more akin to the existing farmyard and provides better amenity space and garaging arrangements. The overall design of the proposals is an improvement from the scheme resulting from the Class Q approval, which by its nature has strict and rather restrictive limitations in terms of design quality, layout and landscaping. Within this application there is provision made for significantly improved landscaping and ecological benefits from the scheme that simply cannot be achieved through the Class Q prior approval process. In addition, the latterly proposed permissive footpath running from the residential development to the village will provide increased connectivity to the village and improved sustainability to allow future residents to utilise the facilities within the village without the need to use the car.

6.14 Accordingly when considering the proposed development as a whole and having particular regard to the genuine fall-back position and the enhanced design, layout, improved connectivity to the village and landscaping associated with the proposed scheme, conditional support is offered.

Heritage impacts

- 6.15 Chapter 16 of the NPPF discusses the requirements to maintain heritage assets, and that they should be conserved in a manner appropriate to their significance.
- 6.16 CS policy LD4 mirrors the NPPF, in that it states that heritage assets should be protected, conserved and where possible enhanced, emphasising the original form and function where possible. Development proposals should seek the retention and repair of heritage assets.
- 6.17 This proposal seeks to retain the existing barns on the north western side of the site and to the west of the farmhouse. Given their age, completeness, and architectural and historical values, they are considered Non-Designated Heritage Assets.
- 6.18 All of the agricultural buildings retain a number of historic features and fabric, such as roof trusses, timberwork, flagstone threshing flooring, cobbled flooring, feed racks etc. but three of the structures are particularly rare as their primary internal features survive and evidence their former uses.
- 6.19 The Building Conservation Officer welcomes the retention, repair and sympathetic conversion of these traditional stone barns.
- 6.20 Further to the above, NDP policy ENV2 requires development proposals to respect local character, and to take opportunities to use designs which reflect local building tradition, features and distinctiveness. It is considered that the replacement of modern farm buildings with a development of a similar character as agricultural buildings would comply with this policy. The proposal seeks to remove the modern farm buildings and in their place erect 4 dwellings redolent of more traditional agricultural buildings without creating a pastiche version of historic buildings in terms of their design and materials. This approach is welcomed by the Building Conservation Officer as it is considered a pastiche would not be appropriate as the legibility of the historic farmstead would be compromised, whereas an “extension” of the farm buildings by modern farm buildings would reflect how the farming practises evolved at this farmstead.
- 6.21 Amendments to the site layout of the new builds were received, to reflect an improved courtyard character, with fewer individual buildings, following original comments received from the Building Conservation Officer.
- 6.22 In line with the positive benefits referred to above, it is considered that the demolition of the modern farm buildings would enhance the setting of this traditional group of farm buildings. Given that approval has been issued for the conversion of the modern farm buildings under class Q, the existing character of these buildings will inevitably change as a result of that conversion. The proposal would remove the modern buildings and present a smaller more traditional scale of building, sited away from the road which would grant the traditional buildings more prominence and enhance the overall setting of the traditional farm buildings which are a characteristic feature in the landscape.
- 6.23 As such there is no objection from the Building Conservation Officer to the principle of the removal of the modern farm buildings and their replacement with the dwellings as proposed which is considered to enhance the grouping of the traditional farmstead.

Highways

- 6.24 Policy MT1 of the CS and NPPF guidance require development proposals to give genuine choice as regards movement. NPPF paragraph 108 requires local planning authorities to facilitate the use of sustainable modes of transport and paragraph 110 refers to the need to ensure developments generating significant amounts of movement should take account of whether safe and suitable access to the site can be achieved for all people and whether improvements can be

undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where 'the residual cumulative impacts of development are severe.'(NPPF para. 111).

- 6.25 Given that there is an established presence of 4 approved dwellings on the site and a lawful agricultural use of the site as a whole, against which the proposed redevelopment is to be assessed. It is not considered that there will be any tangible uplift in vehicle movements.
- 6.26 The proposal is considered to provide sufficient parking and turning within the site, ensuring that there will be no parking on the roadside. Electric vehicle charging points and cycle parking provision is also made within the garages. There are sufficient visibility splays provided at the existing access and the proposed access with no objections raised from Highways in regards to highway safety. Therefore, the proposal complies with CS policy MT1 and the NPPF.

Drainage/Habitat Regulations

- 6.27 Policy SD3 of the Core Strategy states that measures for sustainable water management will be required to be an integral element of new development in order to reduce flood risk, avoid an adverse impact on water quality, protect and enhance groundwater resources and to provide opportunities to enhance biodiversity, health and recreation and will be achieved by many actors including developments incorporating appropriate sustainable drainage systems to manage surface water. For waste water, policy SD4 states that in the first instance developments should seek to connect to the existing mains wastewater infrastructure. Where evidence is provided that this option is not practical alternative arrangements should be considered in the following order; package treatment works (discharging to watercourse or soakaway) or septic tank (discharging to soakaway).
- 6.28 The proposal is to manage surface flow to an attenuation tank with outfall on the applicants land, any new hard surfaces will be permeable surfaces across the site. In addition, there will be rain water harvesting units for each dwelling.
- 6.29 Foul water flows are proposed to be connected to the mains foul drainage and Welsh Water have confirmed that a connection is acceptable. Any future application for connection will need to be submitted to Welsh Water for technical assessment and would be subject to a legal agreement with Welsh Water, as is required for sites involving multiple connections.
- 6.30 The land drainage consultants have no objections to the proposals, subject to conditions and as such the proposal is considered to comply with CS Policies SD3 and SD4.

Ecology/Habitat Regulations

- 6.31 CS policies LD2 and LD3 are applicable in relation to ecology and the impact on trees. These state that development proposals should conserve, restore and enhance the biodiversity and geodiversity asset of the County and protect, manage and plan for the preservation of existing and delivery of new green infrastructure.
- 6.32 The application is accompanied by an Ecological Assessment and Bat Survey. The Council's Ecologist has reviewed this and is content with the findings and recommendations, subject to these being conditioned on any approval.
- 6.33 From available data and information there is no reason to consider that the proposed development will have any significant effect on local protected species populations and other wildlife subject to the 'intrinsically dark landscape that benefits local amenity and nature conservation' is concerned. It is considered that this can be mitigated and maintained through the use of a condition to ensure all external lighting is minimised and designed with wildlife and dark skies considered.

6.34 With no 'effects' on the integrity of the River Wye Special Area of Conservation (SAC) being identified for this project; and no additional mitigation measures outside of those embedded within the application being required or proposed it is appropriate to consider that this application can be 'screened out' from requiring any further detailed appropriate assessment.

6.35 The proposal is found to comply with the aims of CS policies LD2, LD3, SD3 and SD4 and all reasonable and responsible measures have been taken such so as to ensure the Council's legal duty of care has been exercised.

Landscape impacts

6.36 The site is not located within a designated landscape but the locality undoubtedly represents an attractive landscape context and setting for the site and it is recognised that any intensification of use and hard landscaping can impact upon this. There are trees and soft landscaping proposed on the site plans and a detailed landscaping scheme can be conditioned to ensure the most site appropriate trees and shrubs are provided and to ensure mitigation against the increased use of the site.

6.37 No objections are raised by the Landscape Officer and it is not considered that the proposal will have an adverse impact upon the overall character of the site nor the rural setting in accordance with CS policy LD1 and NDP policy ENV1.

Conclusion

6.38 Overall it is considered that the proposal will result in the beneficial reuse of rural buildings, maintaining their heritage value and upkeep without significantly altering their character and appearance. Whilst it is acknowledged that the proposals include 4 new dwellings in a rural location where policies do prevent unjustified new residential development, there is the genuine fall back position of the extent Class Q prior approval for 4 dwellings through the conversion of the modern agricultural buildings coming forward for development to take into account. Taken as a whole, these proposals will provide an enhancement over the approved Class Q scheme in terms of landscape, residential amenity, and in particular heritage value so far as the setting of the traditional farmstead buildings are concerned. In addition, the proposal is providing for improved connectivity from the site to the village through the permissive footpath for residents.

6.39 Officers have carefully considered the representations raised in response to publicity for this application and the applicants have sought to address technical issues and concerns during the process. Officers are mindful of the lack of technical objections from internal and statutory consultees and following assessment and consideration conclude that the proposal is compliant with the policies of the Development Plan and consider that there are no material planning considerations or issues that would lead to a conclusion that planning permission should not be granted.

6.40 In assessing the three indivisible dimensions of sustainable development as set out in the CS and NPPF, officers are of the opinion that the scheme is representative of sustainable development. The scheme will bring forward 8 dwellings of various mix, along with the associated economic and social benefits that farm conversion schemes in rural settlements support, and the additional ecological and heritage benefits that the proposal supports.

RECOMMENDATION

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

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

- 2. The development shall be carried out strictly in accordance with the approved plans (drawing nos. P002C; P003D; P100B; P101B; P102B; P103B; P104A; P105A; P106A; P107A; Permissive path route), except where otherwise stipulated by conditions attached to this permission.**

Reason. To ensure adherence to the approved plans in the interests of a satisfactory form of development and to comply with Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 3. With the exception of any site clearance and groundwork, no further development shall take place until details or samples of materials to be used externally on walls and roofs have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

Reason: To ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 4. Prior to first occupation of the approved development, a landscape scheme shall be submitted and approved in writing by the local planning authority. The scheme shall include a scaled plan identifying:**

- a) Trees and hedgerow to be retained, setting out measures for their protection during construction, in accordance with BS5837:2012.**
- b) Trees and hedgerow to be removed.**
- c) All proposed planting, accompanied by a written specification setting out; species, size, quantity, density with cultivation details.**
- d) All proposed hardstanding and boundary treatment.**

Reason: To safeguard and enhance the character and amenity of the area in order to conform with policies SS6, LD1 and LD3 of the Herefordshire Local Plan - Core Strategy and the National Planning Policy Framework.

- 5. Before the development is first occupied a schedule of landscape management and maintenance for a period of 10 years shall be submitted to and approved in writing by the local planning authority. Maintenance shall be carried out in accordance with the approved schedule.**

Reason: To ensure the successful establishment of the approved scheme, local planning authority and in order to conform with policies SS6, LD1 and LD3 of the Herefordshire Local Plan - Core Strategy and the National Planning Policy Framework.

- 6. Notwithstanding the provisions of article 3(1) and Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking or re-enacting that Order with or without modification), no development which would otherwise be permitted under Classes A, AA, B, C, D, E and H of Part 1 and of Schedule 2, shall be carried out.**

Reason: To ensure the character of the original conversion scheme is maintained and to comply with Policy RA5 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 7. With the exception of site clearance and groundworks, no further development shall commence until detailed surface water and foul water drainage layout and construction drawings have been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the occupation of the development hereby approved.**

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal and to comply with Policy SD3 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 8. Unless otherwise approved in writing by the planning authority, all foul water created by any development permitted under this permission shall discharge through connection to the local mains sewer network managed by Welsh Water’s Goodrich Wastewater Treatment Works.**

Reason: In order to comply with The Conservation of Habitats and Species Regulations 2017, as amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019’ (the ‘Habitats Regulations’), National Planning Policy Framework, NERC Act (2006) and Herefordshire Local Plan - Core Strategy policies SS1, SS6, LD2 and SD4.

- 9. Unless otherwise approved in writing by the planning authority, all surface water shall discharge through a suitably sized Sustainable Drainage System (SuDS).**

Reason: In order to comply with The Conservation of Habitats and Species Regulations 2017, as amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019’ (the ‘Habitats Regulations’), National Planning Policy Framework, NERC Act (2006) and Herefordshire Local Plan - Core Strategy policies SS1, SS6, LD2 and SD3.

- 10. At no time shall any external lighting, except low power (under 550 Lumens/5 watts), ‘warm’ LED lighting in directional down-lighters on motion operated and time-limited switches, that is directly required in relation to the immediate safe use of the approved dwellings be installed or operated in association with the approved development and no permanently illuminated external lighting shall be operated at any time, without the written approval of this local planning authority.**

All lighting installed shall demonstrate compliance with latest best practice guidance relating to lighting and protected species-wildlife available from the Bat Conservation Trust or Institution of Lighting Professionals.

Reason: To ensure that all species and local intrinsically dark landscape are protected having regard to The Conservation of Habitats and Species Regulations 2017, as amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019’ (the ‘Habitats Regulations’), Wildlife & Countryside Act (1981 amended); National Planning Policy Framework, NERC Act (2006) and Herefordshire Local Plan - Core Strategy policies SS1, SS6, LD1-3.

- 11. The ecological protection working methods scheme and mitigation measures (including specific Bat related recommendations) as detailed in the ecology report by**

Naturally Wild dated April 2022 shall be fully implemented and hereafter maintained unless otherwise approved in writing by the local planning authority.

Reason: To ensure that all species are protected and habitats enhanced having regard to the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019' (the 'Habitats Regulations'), Wildlife and Countryside Act 1981, National Planning Policy Framework (2021), NERC Act (2006) and Herefordshire Local Plan - Core Strategy policies SS1, SS6, LD1, LD2 and LD3 and the council's declared Climate Change & Ecological Emergency.

- 12. Prior to any new construction work commencing a detailed scheme and annotated location plan for proposed biodiversity net gain enhancement features including significant and meaningful provision of 'fixed' habitat features such as at least TEN habitat boxes supporting bird nesting and TWO hedgehog homes and 'hedgehog highways' through all solid boundary features must be supplied to and approved in writing by the local authority. The approved scheme shall be implemented in full and hereafter maintained as approved unless otherwise agreed in writing by the local planning authority. All tree and woody shrub planting should only consist of locally characteristic native species.**

Reason: To ensure that all protected species are considered and habitats enhanced having regard to The Conservation of Habitats and Species Regulations 2017, as amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019' (the 'Habitats Regulations'), Wildlife and Countryside Act 1981, National Planning Policy Framework, NERC Act (2006) and Herefordshire Local Plan - Core Strategy (2015) policies SS1, SS6 LD1, LD2 and LD3.

- 13. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network**

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment

- 14. Prior to the first occupation of the development a scheme demonstrating measures for the efficient use of water as per the optional technical standards contained within Policy SD3 of the Herefordshire Local Plan Core Strategy shall be submitted to and approved in writing by the local planning authority and implemented as approved.**

Reason: To ensure compliance with Policies SD3 and SD4 of the Hereford Local Plan – Core Strategy and the National Planning Policy Framework

- 15. Before any other works hereby approved are commenced, visibility splays as per drawing P002 rev C should be provided. Nothing over 0.6m in height, measured from the height of the carriageway of the public highway, should be placed within the splays.**

Reason: In the interests of highway safety and to conform to the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework

- 16. The construction of the vehicular access shall be carried out in accordance with a specification to be submitted to and approved in writing by the local planning authority, at a gradient not steeper than 1 in 12.**

Reason: In the interests of highway safety and to conform to the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 17. Prior to the first occupation of the dwellings hereby approved the existing vehicular access points onto the adjoining highway shall be permanently closed. Details of the means of closure and reinstatement of the area shall be submitted to and approved in writing by the local planning authority prior to the commencement of any work in relation to the closure of the access points.**

Reason: To ensure the safe and free flow of traffic using the adjoining County highway and to conform to the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 18. Prior to the first occupation of the development hereby permitted full details of a scheme for the provision of covered and secure cycle parking facilities within the curtilage of each dwelling shall be submitted to the Local Planning Authority for their written approval. The covered and secure cycle parking facilities shall be carried out in strict accordance with the approved details and available for use prior to the first use of the development hereby permitted. Thereafter these facilities shall be maintained;**

Reason: To ensure that there is adequate provision for secure cycle accommodation within the application site, encouraging alternative modes of transport in accordance with both local and national planning policy and to conform with the requirements of Policies SD1 and MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 19. Those parts of the development which are to be of stonework shall be of local stone, properly coursed, laid on its natural bed in a mortar approved by the local planning authority prior to the commencement of any works to the stonework.. The works shall be carried out in accordance with the approved details**

Reason: In the interests of conserving the character of the building so as to ensure that the development complies with the requirements of Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 20. All alterations to external elevations shall be made good using matching and where available original materials.**

Reason: To maintain the appearance of the building so as to ensure that the development complies with the requirements of Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

- 21. Prior to the first occupation of the dwellings hereby permitted, a scheme of the Implementation, management and maintenance of the permissive path detailed on the approved plans shall be submitted to and approved in writing by the Local Planning Authority. The path shall be made available for use and thereafter managed in accordance with the approved details prior to the first occupation of the dwellings hereby permitted.**

Reason: To provide alternative means of pedestrian access in accordance with the aims of policies SS4 and MT1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

INFORMATIVES:

1. Application Approved Following Revisions

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. Negotiations in respect of matters of concern with the application (as originally submitted) have resulted in amendments to the proposal. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011.

The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus.

Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times

3. THIS PERMISSION DOES NOT CONVEY A BUILDING REGULATIONS APPROVAL under the Building Regulations 2010. The works may also require Building Regulations approval.

In relation to energy efficiency, the Approved Document Part L1B makes specific reference to exemptions and considerations for certain building types, including, '*Buildings of traditional construction with permeable fabric that both absorbs and readily allows the evaporation of moisture*'.

They advise, '*the aim should be to improve energy efficiency as far as is reasonably practicable...work should not prejudice the character of the host building or increase the risk of long-term deterioration of the building fabric or fittings.*'

Additional guidance on appropriate materials can be found online in the following document:

- *Energy Efficiency and Historic Buildings - Application of Part L of the Building Regulations to historic and traditionally constructed buildings; Historic England, 2015.*

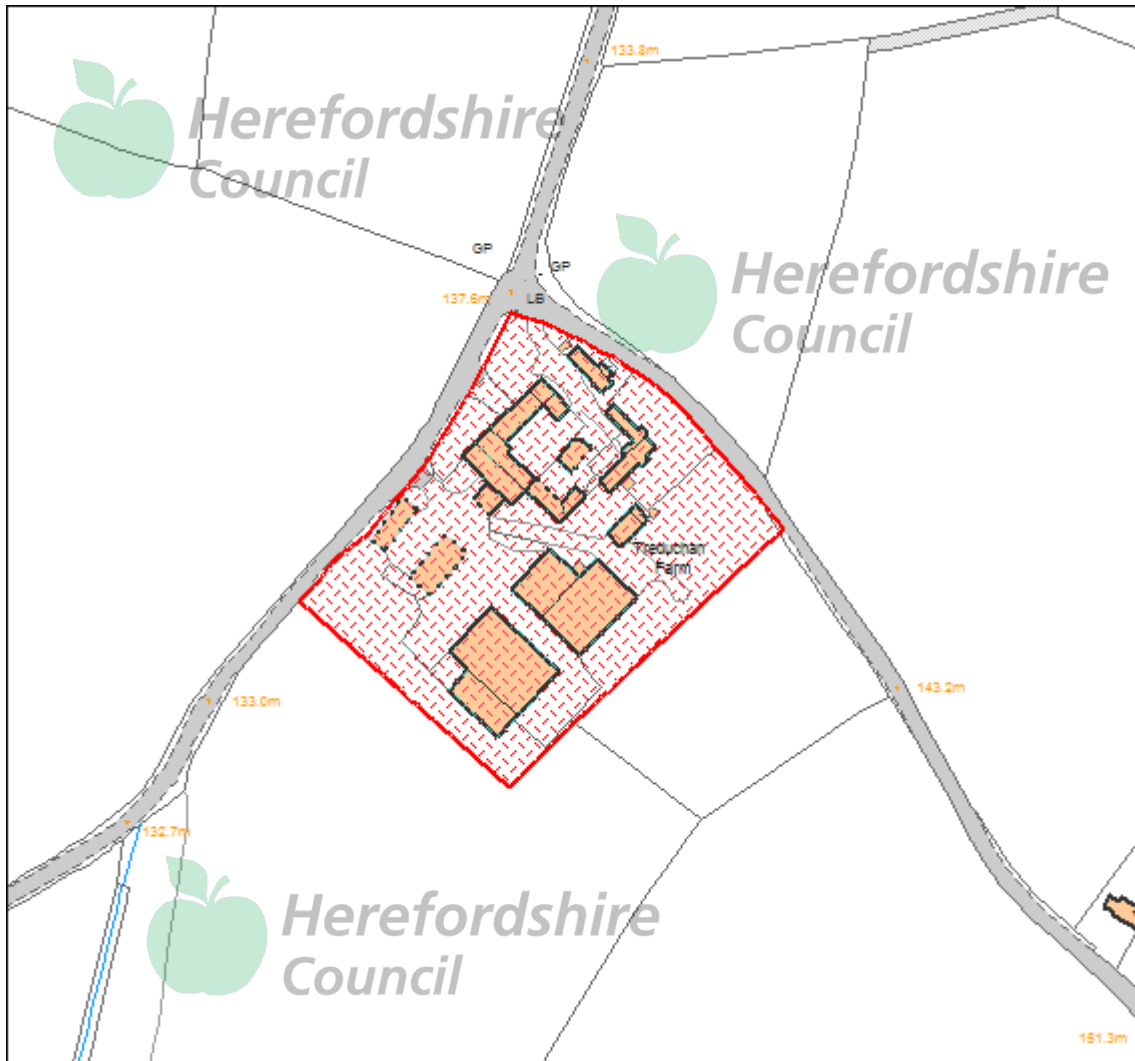
Decision:

Notes:

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Background Papers

None identified.



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APPLICATION NO: 221395

SITE ADDRESS : TREDUCHAN FARM, LLANGROVE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6EZ

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Further information on the subject of this report is available from Mrs G Webster on 01432 261803