

**25 DCNW2004/3597/F - PROPOSED 2 STABLES AND TACK ROOM ON 3.2 ACRES OF LAND AT UPPER WELSON, EARDISLEY, HEREFORD, HR3 6ND****For: Mr & Mrs S & S Harris, Pine Tree cottage, 7 Church Road, Eardisley, Herefordshire, HR3 ENJ****Date Received:**  
**19th October 2004****Ward:**  
**Castle****Grid Ref:**  
**29992, 50940****Expiry Date:**  
**14th December 2004**

Local Member: Councillor J Hope

**1. Site Description and Proposal**

- 1.1 This application is for the erection of a 2 bay stable building and tack room. It has a floor area of 35.2 m<sup>2</sup> and a maximum ridge height of 3 metres. It is faced with shiplap timber cladding under a black onduline roof.
- 1.2 The building is 'L' shaped and is located at the north-western boundary of the field, adjacent to an unclassified road. This is defined by a mature native species hedgerow. The land drops gently to the south and views from the site look out across open countryside. The nearest dwelling lies approximately 200 metres to the south-west.

**2. Policies**Leominster District Local PlanA9 – Safeguarding the Rural Landscape  
A24 – Scale and Character of DevelopmentHerefordshire Unitary Development Plan (Revised Deposit Draft)

LA2 – Landscape Character and Areas Least Resilient to Change

**3. Planning History**

- 3.1 None.

**4. Consultation Summary**Statutory Consultations

- 4.1 None required.

Internal Council Advice

- 4.2 Head of Highways and Transportation - No objection.

- 4.3 Public Rights of Way Manager - No objection.
- 4.4 Head of Environmental Health and Trading Standards - No objection.

## **5. Representations**

- 5.1 Parish Council - No objection.
- 5.2 The Ramblers Association - No objection.
- 5.3 Five letters of objection have been received from the following:

Mrs D M Stephens, Lower Welson, Eardisley  
Mr D Smith, Barley Cottage, Lower Welson, Eardisley  
Mr & Mrs Chignell, Upper Welson Cottage, Eardisley and  
Mr E C Williams, The Bower, Eardisley  
A S Copping, Joyce & M B Caulfield, Upper Welson Farm, Eardisley

In summary the points raised are as follows:

- 1. The area is of exceptional beauty, with views across the Wye Valley. These will be restricted from the road if the stable is built.
  - 2. The construction of stables will entirely eclipse two oak trees on Bower Lane.
  - 3. Concerns over potential pollution.
  - 4. This application will inevitably lead to others if permitted.
- 5.4 The full text of these letters can be inspected at Northern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

## **6. Officers Appraisal**

- 6.1 The applicants have recently purchased the field, which amounts to 1.34 hectares. They do not live in the immediate locality, but wish to keep their own horses on the land. The proposed stables are therefore intended for their own personal use.
- 6.2 The building is of a small scale and will not be prominent in the landscape. It will be viewed against a backdrop of a mature hedgerow, but this will only be at distance from public vantage points and it will be barely visible. At 3 metres in height, it is not overly tall and concerns that it will 'eclipse' two mature oak trees cannot be substantiated.
- 6.3 Suggestions by objectors that the building would be better located on the southern boundary of the site would ultimately lead to a more visually intrusive form of development as this would inevitably lead to the construction of a vehicular access track across the field. In the position as proposed, it is sufficiently close to the field access onto Bower Lane to ensure that any such works are not prominent or extensive.
- 6.4 Any surface water run off will drain naturally onto the land. This is a small-scale development for which full drainage details would not normally be required. However, the applicants have not indicated how they propose to dispose of storm water, and this can be addressed by an appropriately worded condition. With regard to issues of pollution, the Environmental Health Officer has not objected and it is not considered that a recommendation for refusal could be substantiated on these grounds.

- 6.5 Finally, concerns have been raised that this proposal will lead to further developments on the land. Members will be fully aware that all applications are treated individually and on their own merits and if any further applications are submitted they should be considered accordingly. Any speculation as to what might occur in the future is not material to this proposal.
- 6.6 In conclusion, the proposal is of a small scale. It is appropriately located so as not to be visually prominent and will not have any demonstrable impact in terms of the appearance of the wider landscape. It therefore accords with policy and the application is recommended for approval.

**RECOMMENDATION**

**That planning permission be granted subject to the following conditions:**

- 1 - **A01 (Time limit for commencement (full permission) )**

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

- 2 - **E11 (Private use of stables only )**

**Reason: In order to safeguard the residential amenity of the area.**

- 3 - **F20 (Scheme of surface water drainage )**

**Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.**

**Informatives:**

- 1 - **N15 - Reason(s) for the Grant of PP**

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.