

**14 DCNW2004/3221/F - SITE FOR MOBILE HOME FOR AGRICULTURAL MANAGEMENT OF LIVESTOCK (TEMPORARY) AT LAND AT WOONTON, HEREFORDSHIRE****For: Mr J Mills per McCartneys, The Ox Pasture, Overton Road, Ludlow, Shropshire, SY8 4AA****Date Received:**  
**28th September 2004****Ward:**  
**Castle****Grid Ref:**  
**35862, 51886****Expiry Date:**  
**23rd November 2004**

Local Member: Councillor J Hope

**Introduction**

Members will recall this application from the Northern Area Planning Committee held on the 5<sup>th</sup> (deferred for sites inspection) and 26<sup>th</sup> January 2005. This application is returned with the siting of the proposed mobile home returned to its original position as submitted following it's revision to a site to the rear of the main buildings upon the advice of the Conservation Manager.

**1. Site Description and Proposal**

- 1.1 The application site comprises a 0.02 hectare plot of land to the south of the two farm buildings found in this location. Mr Mills currently resides at Lower Wootton Farm where 37 hectares are farmed. Six years ago Mr Mills purchased a further 34 hectares and it is in relation to this land and the associated farm buildings that permission is now sought for the mobile home. The land associated with this application has previously been laid to arable crops. It is now intended to develop the livestock enterprise on this site.
- 1.2 The proposal is for a mobile home to be located to the east of the agricultural buildings currently found on site. The application was originally submitted for this location adjacent to the existing farm buildings but this was amended due to concerns over the impact on the landscape and visual amenities of the locality. Following the last Northern Area Planning Committee held on the 26<sup>th</sup> January 2005 the location has reverted to the original site adjacent to the main buildings.

**2. Policies****2.1 National Policies**

PPG1 - General Policy and Principles  
PPS7 – Sustainable Development in Rural Areas

**2.2 Hereford and Worcester County Structure Plan**

H16A - Development Criteria  
H20 - Residential Development in Open Countryside  
CTC9 - Development Criteria  
A4 - Development Considerations

### 2.3 Leominster District Local Plan

A1 - Managing the District's Assets and Resources  
A2(D) - Settlement Hierarchy  
A9 - Safeguarding the Rural Landscape  
A12 - New Development and Landscape Schemes  
A24 - Scale and Character of Development  
A41 - Protection of Agricultural Land  
A43 - Agricultural Dwellings  
A70 - Accommodating Traffic from Development

### 2.4 Herefordshire Unitary Development Plan (Deposit Draft)

S1 - Sustainable Development  
S2 - Development Requirements  
S7 – Natural and Historic Heritage  
DR1 - Design  
H7 - Housing in the Countryside Outside Settlements  
H8 - Agricultural and forestry dwellings and dwellings associated with rural businesses  
T11 - Parking Provision  
LA2 – Landscape character and areas least resilient to change

## 3. Planning History

NW01/3362/F: Agricultural building – Approved, 13<sup>th</sup> March 2001

NW01/0067/F: Extension to agricultural building – Refused, 3<sup>rd</sup> May 2001

NW98/0357/N: Agricultural building – Approved, 25<sup>th</sup> September 1998

## 4. Consultation Summary

### Statutory Consultations

4.1 Environment Agency – Raised no objection

4.2 Welsh Water raised no objection

### Internal Council Advice

4.3 Traffic Manager - Raised no objection to the proposed development

4.2 Conservation Manager – Raises an objection to the proposed location.

## 5. Representations

5.1 Almeley Parish Council raised no objection to the original siting. No response was forthcoming to the revised location.

5.2 Neighbours - Three letters were received in relation to the original siting of this dwelling:

- Hibbert, J. Hall Mote, Woonton
- Shayler, D & E. Crispin, Woonton
- Bloss, P. Sunnybank, Woonton

The comments raised can be summarised as follows:-

1. Harm to landscape caused by siting;
2. Current lack of use of farm buildings on site;
3. Availability of alternative properties;
4. Lack of demonstrated need for the dwelling at this location;
5. Long term plan for a permanent dwelling;
6. Suggestion of two dwellings being needed.

Two letters, from Crispin, Woonton were received in response to the revised siting to the rear of the farm buildings raising the following points:

1. Siting is not as desired by Mr Mills but rather that of the Landscaping Officer;
2. Loss of view;
3. Loss of privacy.

In response to the reversion to the original siting a further letter of correspondence has been received from Sunnybank. This correspondence reiterated the points made regarding harm to the landscape. All consultation responses received in relation to the original consultation on this proposal are again valid due to reversion to the original site.

In relation to the comments made by Crispin, Members will recall from the Northern Area Planning Committee meeting held on the 26<sup>th</sup> January 2005 that it was confirmed that all objections to the proposal would be withdrawn if the original siting was reverted to.

5.3 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

### Principle of Development

6.1 It is suggested that the most appropriate way to consider an application such as this is first to establish the acceptability of the proposal in relation to the five areas of consideration specified under Planning Policy Statement 7: Sustainable Development in Rural Areas. These are:

- Existing functional need
- Requirement for full time worker
- Establishment and profitability of the unit
- Availability of alternative accommodation
- Satisfaction in relation to other planning requirements

The above issues are reflected in the adopted Leominster District Local Plan, Policy A34 and the emerging Herefordshire Unitary Development Plan, Policy H8.

- 6.2 In relation to points 1, 2 and 4, supporting information has been submitted. The need for this mobile home is justified by the new operations to be undertaken in the farm buildings adjacent to the application site. In this instance a new farm enterprise is intended for this site and the operation in question, namely livestock, requires someone resident on site to ensure the welfare of said livestock. Clearly an arable operation requires no on site resident but such livestock welfare cannot be guaranteed by off site provision in this instance. The need for a resident on site is accepted in this case with no dwellings within the financial reach of a farm worker identified as available in a location that could serve this new operation. The confusion over the two dwellings suggestion is confirmed as a grammatical error; only a single dwelling is requested in this location. Although the financial stability of the wider farm operation can be demonstrated, the financial viability of this new operation cannot. PPS7 specifies that in such circumstances temporary dwellings will be entertained. Clear evidence of a currently sound financial footing has been provided and the investment in the farm buildings on site demonstrates the intention to develop this enterprise.
- 6.3 Point 5 will be considered in the section of this report subsequent to this.

#### Other Issues

- 6.4 The other issues considered to be associated with this application revolve around the siting and access. The design and scale are clearly not matters for consideration due to the application type.
- 6.5 Considering first the access arrangements, these are considered acceptable with the dwelling accessed via the existing field access point serving the existing farm buildings.
- 6.6 Turning to the matter of siting, the original proposal was influenced by the applicants desire to accommodate his neighbours wishes, together with the restrictions of the site which is limited by covenant and under grounding piping. Unfortunately the proposed siting was prominent and considered harmful to the landscape of the wider locality. The revised siting to the rear of the main farm buildings was considered to address this problem. The original siting has, however, now been reverted to and the Conservation Manager has maintained the objection to this position. The site is in a prominent, isolated position, some 75 metres back from the main road. There is only a low roadside hedge along the southern side of the A480 in the vicinity of the site, which does not provide much of a screen. Siting a home in this position, unrelated to the A480, is uncharacteristic of the settlement pattern along the A480 and would detract from the landscape character of this area. It is considered that this position will be intrusive in the landscape and detrimental to its character and appearance.

### **RECOMMENDATION**

**That planning permission be refused for the following reason:**

- 1 - The proposal, by virtue of its siting, would represent an intrusive and incongruous feature considered detrimental to the character and appearance of the landscape and as such is considered contrary to PPS7, Hereford and Worcester County Structure Plan policy CTC9, Leominster District Local Plan policies A9 and A24, and Herefordshire Unitary Development Plan (Revised Deposit Draft) policies S1, S2, S7, and LA2.**

**Informative:**

**1 - N15 (Reasons(s) of Grant of PP)**

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.