

**11 DCCE2004/4262/F - PROPOSED STABLE AND TACK/TRAP SHED THE THRESHING BARN, EASTWOOD, TARRINGTON, HEREFORD, HEREFORDSHIRE, HR1 4JF**

**For: Mr D Morris, per Mr I Williams, Tupsley Court Cottage, Tupsley Court, Hereford, HR1 1UX**

**Date Received: 9th December, 2004    Ward: Backbury    Grid Ref: 63492, 40274**

**Expiry Date: 3rd February, 2005**

Local Member:    Councillor Mrs J Pemberton

### **1. Site Description and Proposal**

- 1.1 The site is located north of the A438 immediately west of the junction with C1151 approximately 1.5 miles east of Tarrington. The site currently forms part of a paddock and is bounded to the north and west by agricultural land. To the east is a detached thatched roofed property which is Grade II Listed and south is the applicants property which is a converted barn. Further converted barns lie to the west, the majority of which are also Grade II Listed.
- 1.2 The applicants propose the construction of a timber framed building to be used for the stabling of two horses along with an attached tack and trap room. The building is to be clad with weatherboarding under a pitched slated roof and measures 11.2 metres in length by 5.7 metres in width by 4.4 metres in height to the ridge of the roof.

### **2. Policies**

#### 2.1 Malvern Hills District Local Plan:

- Recreation Policy 13    -    Horses and stables in the countryside
- Landscape Policy 3    -    Development in Areas of Great Landscape
- Conservation Policy 11 -    The setting of listed buildings

#### 2.2 Herefordshire Unitary Development Plan (Revised Deposit Draft):

- S8        -        Recreation, sport and tourism
- RST1    -        Criteria for recreation, sport and tourist development
- LA2     -        Landscape character if areas least resilient to change
- HBA4    -        Setting of listed buildings

### **3. Planning History**

- 3.1 None relevant

### **4. Consultation Summary**

Internal Council Advice

- 4.1 Traffic Manager: No objection.
- 4.2 Conservation Manager: No objection to amended proposal.
- 4.3 Head of Environmental Health and Trading Standards: No objection.

## **5. Representations**

- 5.1 Ashperton Parish Council: No objection.
- 5.2 Tarrington Parish Council: The Parish Council has no objection in principle but would prefer the building to be sited in a different place where it would be less prominent, perhaps the opposite (south west) corner. They would also prefer timber rather than brick building.
- 5.3 One letter of objection has been received from Gareth Creed-Newton and Jenny Shaftain of Shepherds Cottage, Eastwood. The main points raised are:
  - Concerns about noise arising from the horses along with general activity such as vehicles arriving and departing.
  - Concern about the smell which would be generated, which is likely to be throughout the year.
  - We note that the proposed building is as far away from the applicants property as possible which is a strong indication that they also believe that it will be a nuisance to them if it was sited closer to their property.
  - Concerns that the building will be suitable in the long term for habitable accommodation.
  - We object strongly to the location of the stables given that there are many other suitable places on the applicants land which would not interfere with our property and quality of life.
- 5.4 The full text of these letters can be inspected at Central Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

## **6. Officers Appraisal**

- 6.1 The plans have been amended since first submitted to take on board concerns expressed by consultees and officers. The amendments are:
  - 33% reduction in the scale (floor area) of the building,
  - change of materials from brick to weatherboarding
  - removal of the access road across the field.
- 6.2 The change in the materials from brick to weatherboarding will give the development a softer appearance and assist in assimilating the building into its environment. The reduction in size along with the removal of the access road will further minimise the impact of the development on the landscape, which is designated as an Area of Great Landscape Value.
- 6.3 The objectors concerns regarding noise and smells are noted. However, Environmental Health have been consulted on the application and raise no objection on either of these matters. It is considered that there is sufficient distance between the stables and the applicant's property to achieve a satisfactory level of amenity.

- 6.4 The opportunity for siting the building elsewhere within the applicants land has been explored. However, the proposed siting is the most appropriate due to the existence of the mature hedge along the eastern boundary. A building elsewhere within the plot is likely to have an unacceptable impact on the landscape particularly given the elevated nature of the site.
- 6.5 The proposal is therefore considered acceptable in accordance with Recreation Policy 13 of the Malvern Hills District Local Plan subject to conditions ensuring that the building is used for stabling of the applicant’s own horses and not for any business or other use.

**RECOMMENDATION**

**That planning permission be granted subject to approval:**

**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 A09 (Amended plans )**

**Reason: To ensure the development is carried out in accordance with the amended plans.**

**3 B01 (Samples of external materials )**

**Reason: To ensure that the materials harmonise with the surroundings.**

**4 E11 (Private use of stables only )**

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

**INFORMATIVE:**

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

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.