

**23 DCNW2005/0535/F - RETROSPECTIVE APPLICATION FOR AN AREA OF HARDSTANDING AT 3.2 ACRES OF LAND AT UPPER WELSON, EARDISLEY, HEREFORD, HEREFORDSHIRE, HR3 6ND**

**For: Mrs S Harris of Pine Tree Cottage, 7 Church Road, Eardisley, HR3 6NJ**

**Date Received:**  
**21st February 2005**

**Ward:**  
**Castle**

**Grid Ref:**  
**29992, 50940**

**Expiry Date:**  
**18th April 2005**

Local Member: Councillor J Hope

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

- 1.1 This retrospective application is for the retention of an area of hardstanding which has been laid adjacent to the field gate. The proposed area of hardstanding forms a 3m wide strip from the gate along the field boundary for a length of 20m. It then forms an 'L' Shape with a 10m x 10m turning area. The hardstanding has been laid to improve vehicular access to the site and assist in the care of the horses to be kept in the field.
- 1.2 The 'L' shaped area 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 Plan

A9 – Safeguarding the Rural Landscape  
A24 – Scale and Character of Development

Herefordshire Unitary Development Plan (Revised Deposit Draft)

LA2 – Landscape Character and Areas Least Resilient to Change

### **3. Planning History**

DCNW2004/3597/F - Proposed 2 stables and tack room on 3.2 acres of land - Refused  
26th January 2005.

### **4. Consultation Summary**

Statutory Consultations

- 4.1 None required

Internal Council Advice

- 4.2 Traffic Manager – 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 applicant has submitted a supporting letter with the application and this can be summarised as follows:  
A hardstanding is required to look after my horse properly.  
As there is now no storage I have to drive to the field every day with food for my horse and my tack so that I can ride.  
A firm surface is required for the farrier to shoe the horse (every 8 weeks).  
When it is wet and muddy a firm surface is required to tack horse ready to ride.  
Required for the delivery of hay to the field or for visiting vet to pull off road.
- 5.3 Letters of objection have been received from the following:

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  
Mr E C Williams, The Bower, Eardisley  
Mr and Mrs V. J Stephens, Lower Welson, Eardisley

In summary the points raised are as follows:

- Absolutely opposed to the area of hardstanding already set in place or to any mobile or permanent structure that might follow as a consequence.
- Impact on the visual quality of the area.
- Presume that the hardstanding is intended to support some kind of structure to which I would object.
- Concern at 'retrospective' nature of development.
- Scenic views destroyed
- Concerns over number of horses on public highway

The consultation period expires on the 24th March 2005 and Members will be verbally updated with any further representations.

- 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. In January their proposal for provision of stables on the land was refused by Committee Members but the applicant still intends to keep their horses on this land.

The hard surface which is proposed is required by the applicant to provide a suitable area for parking and caring for the horses each day. This would also prevent additional mud on the highway.

- 6.2 The hard surface, at present in its newly laid state could be considered to be a fairly obvious addition to the landscape. However it is clear that over time, with weathering and use this will blend with the field and will not be prominent in the landscape and will be viewed against a backdrop of a mature hedgerow. The laying of this hard surface would prevent this from occurring. The proposal is minimal in nature and it is difficult to argue that it has a detrimental effect on the character of the surrounding open countryside. It should also be noted that the field entrance, with daily vehicular use (as now required) is likely to become muddy and may lead to hazardous mud on the highway.
- 6.3 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. Members should also be made aware that mobile field shelters (Chattels) can be used in most cases without the need for planning consent.
- 6.4 In conclusion, the proposal is of a small scale. It is a minimal amount of hard surface which although currently noticeable, would not have any long term demonstrable impact in terms of the appearance of the wider landscape. It therefore accords with policy and the application is recommended for approval.

**RECOMMENDATION**

**Subject to no further objections raising additional material planning considerations by the end of the consultation period, the officers named in the Scheme of Delegation to Officers be authorised to grant planning permission.**

**Informatives:**

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

Decision: .....

Notes: .....

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**Background Papers**

Internal departmental consultation replies.