

11A DCNE2004/2447/F - CONVERSION OF BARN TO SINGLE DWELLING AT BATCHCOMBE FRUIT FARM, STORRIDGE, MALVERN, HEREFORDSHIRE, WR13 5ES

11B DCNE2004/2449/F – THE SAME

**For: A Kelsall & Sons per Gurney Storer & Associates
The Stables Martley Worcestershire WR6 6QB**

Date Received:

2nd July 2004

Ward:

Hope End

Grid Ref:

74149, 50135

Expiry Date:

27th August 2004

Local Members: Councillor R Mills and Councillor R Stockton

These applications were deferred at the last meeting on 23rd March 2005. A verbal update will be given at the meeting.

1. Site Description and Proposal

- 1.1 Batchcombe fruit farm is located at the end of a narrow lane approximately 1½ miles north of the Hereford of the Hereford/Worcester A4103 Road at Storrige, Cradley, Nr Malvern, Worcestershire.
- 1.2 Planning permission was sought for conversion of a range of barns into three dwellings. Existing steel framed buildings will be demolished and a courtyard created around which the buildings are located.
- 1.3 Batchcombe farmhouse is located to the south of the site with dwellings (Redwood) located to the west (The Cedars) and east (The Oast House Barn and Batchcombe Mill). Orchards abutt the north of the buildings.

2. Policies

PPS7 – Sustainable Development in Rural Areas

Hereford and Worcester County Structure Plan

H20 – Housing in Rural Areas

CTC7 – Listed Buildings

CTC9 – Development Requirements

CTC13 – Conversion of Buildings

Malvern Hills District Local Plan

Housing Policy 4 – Development in the Countryside

Conservation Policy 12 – Residential Conversions of Agricultural and other Buildings

Conservation Policy 13 – Removal of Permitted Development Rights

Transport Policy 11 – Traffic Impact
Landscape Policy 1 – Development Outside Settlement Boundaries
Landscape Policy 2 – Areas of Outstanding Natural Beauty
Landscape Policy 3 – Areas of Great Landscape Value

Herefordshire Unitary Development Plan (Revised Deposit Draft)

S2 – Development Requirements
H7 – Housing in the Countryside Outside Settlements
T11 – Parking Provision
NC8 – Habitat Creation, Restoration and Enhancement
HBA12- Re-Use of Rural Buildings
HBA 13 – Re-Use of Rural Buildings for Residential Purposes.

3. Planning History

NE2003/1376/F - Conversion of barn to single dwelling. Refused 2nd July 2003.

4. Consultation Summary

Statutory Consultations

4.1 Environment Agency has no objection.

Internal Council Advice

4.2 Traffic Manager recommends conditions regarding parking.

4.3 Environmental Health and Trading Standards Officer recommends conditions regarding burning of waste on-site and controls over construction.

4.4 PROW Manager raises no objections.

5. Representations

5.1 Cradley Parish Council – ‘No objections, but whilst we value our narrow lanes, we are concerned at the increasing traffic this development will generate.’

5.2 CPRE comment as follows: 'We wish to draw the Council's attention to the, in our view, excessive amount of glazing. Any approval should we suggest be subject to a reduction if the barns are to retain any of their original character.'

5.3 We are also concerned about access, which is along a narrow track about a mile long, and we suggest that any approval should be on condition that passing places are created where appropriate.'

5.4 Two letters of objections have been received from:

J & L Hooper, Redwood, Batchcombe Fruit Farm, Storridge, Malvern
D Patterson, The Oast House, Batchcombe Farm, Storridge

The main points raised are:

- 1) The proposal will impact on the amenity and privacy of nearby residents by means of overlooking being only 10 ft away and also raised by approximately 9ft.
 - 2) Access to the site is by means of a single track lane bordered by a large hedge, of 1.2m distance with few parking places. This will add further pressure onto the lane.
 - 3) Concern over odours from septic tanks.
 - 4) Concern over appearance of breeze block building with a residential setting in an Area of Outstanding Natural Beauty.
 - 5) Existing building will remain in forming use within the complex creating a danger to residents with children.
- 5.5 The full text of these letters can be inspected at Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 This site is located along a narrow single track road approximately 1½ miles north of the Hereford to Worcester main road at Storrige, Cradley. Policies contained within both the Malvern Hills District Local Plan and emerging Unitary Development Plan support the principle of conversion but a business re-use shall be in the first instance be considered. However, in this instance in view of the narrow road and adjoining residential conversions it is considered that a residential use would be the most appropriate use.
- 6.2 The conversions themselves have been well designed and respect the character of the buildings with limited new openings and use of existing openings. In addition the steel framed buildings adjacent to the site and within the Courtyard are to be removed. This will improve the appearance of the traditional buildings within the landscape and also the amenity of the adjoining buildings that have already been converted.
- 6.3 The concerns expressed by the neighbour have been considered, however there are no windows overlooking the neighbour. It will purely be the garden that the neighbour overlooks. This could be mitigated with suitable landscaping. Drainage is proposed by means of an approved treatment plant.

RECOMMENDATION

That planning permission be granted for both DCNE2004/2447/F and DCNE/2449/F 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 - 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 - C12 (Repairs to match existing)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

5 - E16 (Removal of permitted development rights)

Reason: To protect the character of the buildings.

6 - F16 (Restriction of hours during construction)

Reason: To protect the amenity of local residents.

7 - F19 (Drainage in accordance with approved plans)

Reason: In order to ensure that satisfactory drainage arrangements are provided.

8 - G01 (Details of boundary treatments)

Reason: In the interests of visual amenity and to ensure dwellings have satisfactory privacy.

9 - G04 (Landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

10 - G05 (Implementation of landscaping scheme (general))

Reason: In order to protect the visual amenities of the area.

11 - G39 (Nature Conservation - site protection)

Reason: To ensure that the nature conservation interest of the site is protected.

12 - G40 (Barn Conversion - owl box)

Reason: In order not to disturb or deter the nesting or roosting of barn owls which are a species protected by the Wildlife and Countryside Act 1981.

13 - C05 (Details of external joinery finishes)(all joinery details)

Reason: To safeguard the character and appearance of this building of [special] architectural or historical interest.

14 - H10 (Parking - single house)(2 cars)

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

Informative:

N15 – Reason for planning permission

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.