

8 DCSW2005/1102/RM - APPLICATION FOR APPROVAL OF RESERVED MATTERS FOR NEW AGRICULTURAL DWELLING, INCLUDING GARAGE AND STORAGE ACCOMMODATION AT HILL HOLE BUILDINGS, DORSTONE, HEREFORDSHIRE, HR3 6AF

**For: Mr. & Mrs. R. Jones per Mr. M.K. Stratford,
Designcell, 3 Pontithel Cottage, Pontithel, Near
Brecon, Powys, LD3 0SA**

**Date Received: 31st March, 2005 Ward: Golden Valley North Grid Ref: 29123,
42958**

Expiry Date: 26th May, 2005

Local Member: Councillor N.J.J. Davies

1. Site Description and Proposal

- 1.1 The application site is on the western side of Brown's Lane, an unclassified road (u/c 75235). The farmstead is just under half a mile away from the junction of Brown's Lane with the Class II road (B4348) at the Bage. The Bage is approximately 1 1/2 miles north-west of the western boundary of Dorstone.
- 1.2 Brown's Lane leads on from Hill Hole Buildings, south-westward towards Hillhole Farm. The unclassified road stops just short of Hillhole Farm.
- 1.3 It is proposed to erect a dwelling on an established agricultural holding on land diagonally opposite cattle and sheep buildings, behind a mixed hedgerow. The land inclines steeply south of the proposed plot and the aforementioned farm buildings on the opposite side of Brown's Lane.
- 1.4 This is a detailed or reserved matters application following outline permission on 3rd April 2002.
- 1.5 The proposal entails building a two-bedroom plus bedroom/study that will be cut into the site such that the ground floor accommodation providing the bedrooms will only have doors/windows on the north elevation i.e. down slope. A building will be linked to it providing a hall, utility area and the boiler room, this area in turn joins a four-bay area for parking vehicles. On top of this open layout building will be a garden storage area and a greenhouse accessible only from the western end at ground level. This patio can link with the southern area of the barn type building and that has an open area providing the kitchen dining and living areas.
- 1.6 The ground floor areas up to first level of the main dwelling will comprise stone walling. All the walling above will be of horizontally clad timberwork under a timber clad roof. Solar panels are introduced into part of the south elevation of the dwelling and in the roof space for the garaging/storage building will be glazing for the greenhouse.

- 1.7 The buildings have been deliberately cut into the site in order to reduce the impact of the dwelling and outbuilding. The outbuilding provides covered parts, and above a greenhouse/storage facility.

2. Policies

Area of Great Landscape Value

2.1 Planning Policy Guidance

PPS.7 - Sustainable Development in Rural Areas

2.2 Hereford and Worcester County Structure Plan

Policy CTC.2 - Areas of Great Landscape Value
 Policy CTC.9 - Development Criteria
 Policy H.20 - Housing in Rural Areas
 Policy A.4 - Agricultural Dwellings

2.3 South Herefordshire District Local Plan

Policy GD.1 - General Development Criteria
 Policy C.1 - Development within Open Countryside
 Policy C.8 - Development within Area of Great Landscape Value
 Policy SH.11 - Housing in the Countryside
 Policy SH.17 - Agricultural Workers Dwellings

2.4 Herefordshire UDP (Revised Deposit Draft)

Part 1
 Policy S1 - Sustainable Development
 Policy S2 - Development Requirements

Part 2
 Policy DR1 - Design
 Policy H8 - Agricultural and Forestry Dwellings Associated with Rural Businesses

3. Planning History

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|-----|-------------|--|---|----------------------|
| 3.1 | SH770424PO | Erection of a farmhouse and farm buildings | - | Approved
02.11.77 |
| | SH790297PM | Erection of farmhouse and farm buildings | - | Approved
09.07.79 |
| | SW01/3386/O | Site for agricultural dwelling | - | Approved
03.04.02 |

4. Consultation Summary

Statutory Consultations

- 4.1 The Environment Agency recommends that conditions be attached as previously recommended.

Internal Council Advice

- 4.2 Traffic Manager recommends conditions including visibility requirements than previously recommended.

5. Representations

- 5.1 Dorstone Parish Council make the following observations:

"Do not support the application. The size of the development with regard to occupation condition and the limited acreage, and no supporting evidence for the application.

If the Planning Officers support the application recommend conditions:

The two linked units comprising this application are for the sole use of the applicant, not to be sold or sub-let, access road is unsuitable for volume of traffic."

- 5.2 Two letters of representation have been received from:

A R Jones, The Gables, The Bage, Dorstone HR3 5SU

The main points raised being:

- may affect our water supply
- understand doubles in size of building and therefore increase in waste materials
- position of sewage treatment plan cause of concern, given slope of land
- need confirmation that water supply will be safe.

The full text of these letters can be inspected at Southern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

- 6.1 The principle of development for a dwelling to serve the agricultural enterprise has been established with the granting of planning permission on 3rd April, 2002.
- 6.2 The main issues notwithstanding that the principle has been accepted and the concerns relating to the suitability and scale of the scheme, and issues relating to drainage and water supply.
- 6.3 The dwelling has been carefully considered in terms of the siting and how it is cut into the slope such that the building is of the landscape and has not been planted on the site in an otherwise open field. The use of stone and timber assists in reducing the impact that the new dwelling will make on the elevated site. The use of wood cladding will need to be clarified in respect of the colour and finish. The size of dwelling is considered to be commensurate with the needs of the enterprise this is with respect to Government advice in PPS7 : Sustainable Development in Rural Areas together with policies in the South Herefordshire District Local Plan relating to agricultural workers dwellings.

- 6.4 The Parish Council are concerned about the possibility of the storage/garages building being sub-let. Planning permission would be required for the erection of a self-contained and or a separate unit of accommodation. Nevertheless, a condition protecting the use of the building for ancillary purposes and for garaging only would hopefully address this particular area of concern.
- 6.5 The remaining issue relates to foul drainage and the possibility of pollution of water supply of a third party. When planning permission was granted in April 2002, the Environment Agency recommended conditions relating to the means of foul drainage, and including the foul soakaway. This should be situated so as not to cause pollution of any wall, borehole, spring or groundwater areas for potable water supply. This is set out in condition 8 of the above-mentioned planning permission and will be still operative. The Environment Agency has looked at the details proposed relating to the porosity tests and whilst initially concerned have following more information being provided on behalf of the applicants. This issue was raised previously it is still considered given the stance of the Environment Agency then and currently that this extant planning condition should allay the concerns of the local resident and the Parish Council.
- 6.6 There are not considered to be matters that would reasonably preclude granting reserved matters approval for this dwelling, this is with the proviso that the materials proposed are specified together with details of hard and soft landscaping.

RECOMMENDATION

That subject to the receipt of further details relating to details of materials and landscaping the officers named in the Scheme of Delegation to Officers be authorised to issue approval of reserved matters subject to the following conditions and any additional conditions considered necessary by officers:

- 1. **A07 (Development in accordance with approved plans)**

Reason: To ensure adherence to the approved plans in the interests of a satisfactory form of development.

- 2. **E09 (No conversion of garage to habitable accommodation)**

Reason: In order to define the terms to which the application relates.

Informative(s):

- 1. **N09 - Approval of Reserved Matters**
- 2. **N15 - Reason(s) for the Grant of Planning Permission**

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.